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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 325
January 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6370	2278 - 15th Street Adelaide Weber	A. Fong - HID
2.	4-6	6371	2038 Divisadero Street Edward C. Keefe c/o West Coast Prop Mgmnt.Co.	M. Inan - BID
3.	7-9	6372	662-68 Clay Street Luigina A. Fassio	I. Sarkany -HID
4.	10-12	6373	3439 Mission Street Paul & Diane Ortner	R. Pada - HID
5.	13-15	6374	566 Naples Street George Arrospide	E. Fang - BID

ABATEMENT APPEALS CONTINUANCE

6.	16-21	6367	152-54 Delmar Street Cercone G. James	Y. Morikawa-HID

ABATEMENT APPEALS REHEARING

7.	22-28	6357	634-40 Clay Street On Gee c/o Sylvia Samija	I. Sarkany -HID

FRANCHISE TAX HEARINGS

8.	29-30	3132	166 Corbett Street Lum Karen & Kwan Kan Yuen	Y. Morikawa-HID
9.	31-32	3133	1850 Page Street Susan Kosman & Arthur Barbour c/o Lillick & Charles	R. Fay - HID
10.	33-34	3134	3038-40 Jackson Street Ranwick S. Calderhead	R. Fay - HID
11.	35-36	3135	1168-72 Stanyan Street Ann Marie Cohen c/o William A. Talmale	Y. Morikawa-HID

FRANCHISE TAX CONTINUANCE

12.	37-39	3126	46-48 Ramona Ave. Richard F. Dewey	M. Ruiz - BID
13.	40-42	3127	3818 - 22nd Street Joseph A. Carignan	C. Dare - HID

3 1223 04591 1683

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Adelaide Weber
2278 - 15th Street, #6
San Francisco, CA 94114

Date: January 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2278 - 15th Street
BLOCK 3540 LOT 029
APPEAL NO. 6370 S-NC-DEQ DC
INSPECTOR Alex Fong

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 29, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on January 4, 1990. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

5 46524 SFPL: ECONO JRS
82 SFPL 05/11/01 91

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

a. Weber
Appellant

Appeal Number 6370

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

✓ ~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on~~ 9-26-, 1989.

(2) The affected premises are located at 2278/15th St., San Francisco. They contain — 6 — dwelling units and — 0 — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

2 SHEDS IN Rear are NOT ATTACHED TO house. Insp. HAS NO juri-
STITION over - Detached: 2. Fire insp. Insp. building earlier 2x
GARAGE IS: sprinkled 2x over - combustible - OK!
please close case.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.) CLOSE CASE! - IRONY -
nant LONY FONTANA called your FIRE insp: when he tried to set
278/85 ON fire. (Feb 88 - did NOT pay RENT 6 month. LOSS $
ONTANA: OWNED 543/5 Linden had problems with insp -
's House has been set ON Fire: (ARSON AT 1 PM June 27 -) he "F
was around - ~~Recei~~: WAS Reimbursed by Insurance
ot rid of Tenants and gained: by selling $150.000 -
THATS A fast WAY To get rid of insp - and
make Money. 2.) I. Tenant has AIDS - jeopardizing me AND
thers - He is spitting: ON HAND RAILS - ON my KNOB - DOOR - ON
arbage bags. I HAVE TO Handle. be considerate please! Thanks

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 2278 15th St. #6

_____.

Telephone number: _____

Dated: Sept. 29th, 1989.

A. Weber
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 09/08/89
PROPERTY ADDRESS:
2278 15TH ST
BLOCK: 3540 LOT: 029
SEQ: 01 CASE: DCO

WEBER ADELAIDE
2278 15TH ST
SAN FRANCISCO CA
94114

OWNER'S NAME:
WEBER ADELAIDE

INSPECTOR: ALEX FONG
DISTRICT: CT: 169

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152467

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/30/89 in accordance with the DPW HEARING ORDER NO. 151954.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/26/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/30/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-006G

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(3)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Edward C. Keefe
c/o West Coast Prop Mgmnt. Co.
710 Van Ness Avenue

San Francisco, CA 94102

Date: January 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2038 Divisadero Street

BLOCK 1026 LOT 017

APPEAL NO. 6371 S-NC-DEQ BW

INSPECTOR Allan Thompson

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 10, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on January 4, 1990.

'CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

EDWARD COTTER KEEFE
Appellant

Appeal Number 6371

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 20, 19 89.

(2) The affected premises are located at 2038 Divisadero, **San Francisco. They contain** 12 **dwelling units and** -0- **rooming units.**

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of abatement that a permit for alterations to the face of 2038 Divisadero be obtained within 30 days and that conforming work be completed within 90 days.
Permit was obtained in 1986 and appellant was told that a Mr. Thompson would call if he felt that the face of the building needed to be re-opened for inspection. No call was forthcoming.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Withdrawal of order of abatement and waiver of penalties for issuance of permit.
Mr. Keefe was out of town during the 9/20/89 hearing.
There was a hearing on the same matter in 1986, penalties were paid and a permit issued, but permit was misplaced. Appellant thought the matter was resolved.

Correspondence between City and Jeffrey B. Haber, attorney for Keefe, was misdirected. Keefe, through his counsel, believed a continuance was granted.

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OCT 10 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove ~~2038 Divisadero~~ Attorney for Mr. Keefe. 2038 Divisadero S.F.CA

(6) The offical address of the undersigned is 2858 Diamond Street, San Francisco CA 94131.

Telephone number: (415) 586-4300.

Dated: 10-10, 19 89.

Jeffrey Haber
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 09/29/89
PROPERTY ADDRESS:
2038 DIVISADERO ST
BLOCK: 1026 LOT: 017
SEQ: 01 CASE: BWO

KEEFE EDWARD C
% WEST COAST PROP MGMNT CO
710 VAN NESS AV
SAN FRANCISCO CA

OWNER'S NAME:
KEEFE EDWARD C

INSPECTOR: ALLAN THOMPSON

94102 DISTRICT: 14A CT: 134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152654

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/20/89 in accordance with the DPW HEARING ORDER NO. 152172.
The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/17/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/20/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

14A-P20-P20-008

(415)558-6096 450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

(6)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Luigina A. Fassio

659 Merchant Street

San Francisco, CA 94111

Date: January 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 662-668 Clay Street

BLOCK 208 LOT 10

APPEAL NO. 6372 S-NC-DEQ DI

INSPECTOR Ivan Sarkany

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 17, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original copy of the Notice of Hearing was sent to the owner and a copy of the Notice of Hearing was mailed to the Lessee on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

RECEIVED
OCT 17 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

ROBERT J. MONDIN
Appellant

Appeal Number 6372

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on SEPT. 20, 1989.

(2) The affected premises are located at 662-668 CLAY ST. (ROYAL HOTEL), San Francisco. They contain _____ dwelling units and 110 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

ITEM NO. 44 WANTS 10 ADDITIONAL COMMUNAL KITCHENS IN ADDITION TO THE TWO THAT WE ALREADY HAVE.
TO CONSTRUCT 10 KITCHENS WOULD INVOLVE EVICTING 20 TENNANTS SINCE IT TAKES TWO ROOMS TO MAKE ONE COMMUNAL KITCHEN. THIS IS ABSURD SINCE WE PROVIDE WELL MAINTAINED, LOW COST HOUSING.
WE CANNOT AFFORD TO PUT 20 PEOPLE ON THE STREET !!

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I ALSO BELIEVE THAT IF WE ARE COMPELLED TO CONTRUCT THE 10 ADDITIONAL KITCHENS, WE WILL HAVE TO CLOSE THE ROYAL HOTEL SINCE IT WILL DEPRIVE US OF 20 ROOMS AND PUT US IN THE RED.
THE TWO KITCHENS (ONE PER FLOOR) WE HAVE NOW ARE MORE THAN SATISFACTORY FOR THE NEEDS OF THE TENNANTS WHO COOK NOW.
THEREFORE WE DO NOT WANT TO CONSTRUCT 10 NEW KITCHENS.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove UNDERSIGNED IS THE LESSEE.

(6) The offical address of the undersigned is BUSINESS ADDRESS IS 668 CLAY ST., SAN FRANCISCO, CA. 94111 (APT. 4).
Telephone number: (415) 956-4460.

Dated: OCTOBER 17, 1989.

Robert J. Mondin
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 09/29/89
PROPERTY ADDRESS:
662-668 CLAY ST
BLOCK: 0208 LOT: 010
SEQ: 01 CASE: DIO

FASSIO LUIGINA A
659 MERCHANT ST
SAN FRANCISCO CA
94111

OWNER'S NAME:
MONDIN MARIO & ERNESTINE 2/4

INSPECTOR: IVAN SARKANY
DISTRICT: CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152652

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/20/89 in accordance with the DPW HEARING ORDER NO. 152170.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/17/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/20/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-005R

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Paul P. & Diane J. Ortner

2416 Summit Dr.

Hillsborough, Ca. 94010

Date: January 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3439 Mission Street

BLOCK 5673 LOT 025

APPEAL NO. 6373 S-NC-DEQ DI

INSPECTOR Rudy Pada

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 23, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant's and a copy of the notice of hearing was mailed to the Appellant's agent on January 4, 1990. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Paul A Woodcock
Appellant

Appeal Number 6373
order # 152776

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Oct 16 89, 19__.

(2) The affected premises are located at 3437-3439-3441 Mission, San Francisco. They contain 2 Stores dwelling units and 2 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can't start work until upstairs tenants are out of building. The flat is being used as a rooming house & the tenants need to be out before work can be started.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The relief that I need is is that I need all the tenants to get out of the upstairs flat. Three people have moved out & I need 3 more tenants to get out.

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BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 57 Warren Dr. San Francisco, Calif 94131.
Telephone number: 695-2734.

Dated: Oct 23, 1989.

Paul A Woodcock
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/06/89
PROPERTY ADDRESS:
3439 MISSION ST
BLOCK: 5673 LOT: 025
SEQ: 01 CASE: DIO

ORTNER PAUL P & DIANE J
2416 SUMMIT DR
HILLSBOROUGH CA
94010

OWNER'S NAME:
ORTNER PAUL P & DIANE J

INSPECTOR: RUDY PADA
DISTRICT: CT: 253

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152776

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/27/89 in accordance with the DPW HEARING ORDER NO. 152243.
The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/24/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/27/89

Very Truly Yours,

Richard G. Evans
Director of Public Works

P20-D20-005B

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

George Arrospide

566 Naples Street

San Francisco, CA 94112

Date: January 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 566 Naples Street

BLOCK 6089 LOT 15A

APPEAL NO. 6374 S-NC-DEQ BW

INSPECTOR Ed Fang

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 25, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

George Arnospick
Appellant

Appeal Number 6374

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 4, 1989.

(2) The affected premises are located at 566 NAples st., San Francisco. They contain 1 dwelling units and 1 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Director's, emposed strict guidline on a situation does not warranted it please stop the abatment recording on property.
I applied for a termite permit and recieved it. now they revokled my permit, they (Building dept) requiring plans and a wet stamp. I have not altered or Modified anything of homes to Require plans.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need abatement papers recinded from Lot + Block so I can recieve my refinancing of property which is needed right now as I am in default. my loans are due (maturity date ~~Sept~~ NOV 15, 89) This entire process is unwarranted no alteration on premises to warrant plans — will fight with attorney if needed but please ear my appeal.

(Attach an additional sheet if necessary.)

RECEIVED
OCT 25 1989
BUREAU OF BUILDING INSPECTION

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove George Arnospick.

(6) The offical address of the undersigned is 566 NAples st. S.F 94112.

Telephone number: 587-7274

Dated: Oct 25, 1989

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

SAN FRANCISCO, CA
RECORDER'S OFFICE
DOC- E447-[illegible]
SFCC-PUBLIC WORKS
Friday, October [illegible]
TOTAL -[illegible]

City and County of San Francisco | **Department of Public Works**

Office of the Director

ADDRESS: 566 NAPLES STREET

BLOCK: 6089 LOT: 15A
SEQ. 01 CASE: BWO

INSPECTOR:
ED FANG

REEL E977 PAGE 1477

ARROSPIDE, GEORGE
36 ALEXANDER AVENUE
DALY CITY, CA 94014

OWNER'S NAME:
DERE, JENNY

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 152,822

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 10/04/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,349 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARIN., THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 30 DAYS TO MEET CITY PLANNING REQUIREMENTS.
3. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 31, 1989

for RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 4, 1989

(415) 554-6920 Room 260, City Hall San Francisco 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Cercone G. James
Address 154 Delmar Street
San Francisco, CA 94117

PROPERTY ADDRESS 152-54 Delmar Street
BLOCK 1270 LOT 64
HEARING DATE November 22, 1989
APPEAL NUMBER 6367
INSPECTOR Y. Morikawa

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will on Wednesday, January 24, 1990 at 1:30 p.m. City Hall. (Appellant submitted a letter to request for continuance.)

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 18 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Cercone G. James

154 Delmar Street

San Francisco, CA 94117

Date: October 11, 1989

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 152-54 Delmar Street

BLOCK 1270 LOT 064

APPEAL NO. 6367 S-NC-DEQ DA

INSPECTOR Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 8, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

RECEIVED
SEP 08 1989
BUREAU OF BUILDING INSPECTION
DEPARTMENT OF PUBLIC WORKS

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

G. JAMES CERCONE
Appellant

Appeal Number 6367
{ ORDER number: 151820
{ Hearing order number: 151820

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 08/02/89, 19__

(2) The affected premises are located at 152-154 Delmar STREET, San Francisco. They contain THREE dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) ON 7/21/86 THE CITY & COUNTY OF SAN FRANCISCO DEPT OF Public Works issued a garage door permit (NO 6024 - photocopy attached). THIS WAS AFTER I HAD CONTACTED THE BLDG DEPT AND inquired as to what type of door I could have installed. I was told a sectional door WITH WIRE-GLASS windows was permissable. The permit was issued AND THE DOOR was installed. ON ABOUT 4/15/87 HOUSING inspector Y. MORIKAWA, DURING A ROUTINE Hotel + Apt DIV inspection, SAID the door was illegal AS IT DID NOT MEET THE requirements OF A second means of egress from the building.

The second egress was a door in the kitchen to an inclined fixed fire escape ladder in the light-well to an unlocked door to the garage.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE BUILDING inspectors solution to the egress problem was to: (1) install new garage door with man door at our expense ($1500.00) even though it is a blatant DPW error; (2) Remove garage door; (3) leaving garage door open at all times; or (4) installing 2nd means of egress.

We did obtain a building permit and install a second exit door from the ground-level lower flat. The purpose of the hotel/apt division inspections is for the purpose of promoting security + safety for tenants. MR MORIKAWA'S ARBITRARY SUGGESTION OF REMOVING the garage door or of leaving it permanently open is simply callous + ignorant. This would provide incredibly easy access to all three units in the building out of sight of anyone outside AND provide a very unsafe location for an attacker to hide

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 154 Delmar STREET, SAN FRANCISCO CA 94117.

Telephone number: (415) 626-7770 - eve OR (415) 556-5280 - DAYS

Dated: September 7, 1989.

G. James Cercone
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

#3 Exit from the garage is through the door in question.

MR. MORIKAWA STATES THAT THE DOOR MUST HAVE A MAN-DOOR WITHIN THE GARAGE-DOOR. THIS IS TO FACILITATE EASE IN GETTING OUT IN an emergency.

(4.) AND ATTACK ANYONE ENTERING THE GARAGE.

THIS SEEMS TO BE A DEPARTMENT MORE CONCERNED WITH ARBITRARY RULES THAN WITH THE SAFETY OF ANY OF MY Tenants. I would never allow such a COURSE OF ACTION.

WE HAVE installed a second egress from the lower rented unit (done with a permit). The upper unit is owner occupied.

Any person capable of climbing down a steeply inclined ladder is capable of opening a garage door. If the power is off AND the door will not open automatically, There is an emergency lever to pull to allow manual opening of the door. Additionally, there is access through 3 windows in the lightwell to the lower flat which could be broken and then exit through that unit.

Because this is a City & County error, I believe the city should grant an exemption and allow the garage door which has been in place for over 3 years now. If not the city should be made to re-imburse us for the door which was installed legally and with a permit.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 08/11/89
PROPERTY ADDRESS:
152-154 DELMAR ST
BLOCK: 1270 LOT: 064
SEQ: 01 CASE: DAO

CERCONE G JAMES
154 DELMAR ST
SAN FRANCISCO CA
94117

OWNER'S NAME:
CERCONE G JAMES &

INSPECTOR: YASU MORIKAWA
DISTRICT: CT: 171

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152224

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/02/89 in accordance with the DPW HEARING ORDER NO. 151820.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/29/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/02/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-006S

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

City and County of San Francisco
GARAGE DOOR PERMIT

№ 6024

Garage Door Installation to start 7-21-86

at 151 Delmas St. Ave.

Estimated Job Cost $ 920.00 Contractor American Overhead

7-11 19 86 Address 2135 Jennings, SF SF.

PERMIT is hereby granted to install garage door to private garage in existing building, without structural alterations, subject to compliance with laws.

FEE paid in advance — ~~$5.00~~ $7.50

DEPARTMENT OF PUBLIC WORKS
Central Permit Bureau

NOT VALID unless completely filled in above.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant On Gee
c/o Sylvia Samija
Address 640 Clay Street
San Francisco, CA 94111

Appealing AAB/FTB Decision

Property Address 634-40 Clay Street

Block 208 Lot 8

Appeal No. 6357 S-NC-SEQ DA

Inspector I. Sarkany

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on September 27, 1989 has been received. Rehearing is set for 1:30 p.m. on January 24, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [XX] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [XX] ABSENT
- [ ] PRESENT

Appellant: On Gee c/o Sylvia Samija
Address: 640 Clay Street
San Francisco, CA 94111

PROPERTY ADDRESS 634-40 Clay Street
BLOCK 208 LOT 8
HEARING DATE September 27, 1989
APPEAL NUMBER 6357
INSPECTOR I. Sarkany

ABATEMENT APPEALS BOARD DECISION:

Appellant not being represented, the appeal is automatically denied.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: OCT 11 1989

OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

RECEIVED
SEP 28 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Sylvia Lamija
Appellant

Appeal Number 106357

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.

(2) The affected premises are located at 640 Clay Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) The decision of the Abatement Appeals Board was rendered on September 27.

(4) Briefly state the grounds upon which a rehearing is requested:
No notice was given to the above named/undersigned of date of new hearing scheduled for this matter - I phoned in for information (to Room 302) and was told the person who handles these notices was away - but the person answering the phone checked the calendar and said there was hearing scheduled for Room 282 City Hall at 1:30 pm Thursday, Sept. 28 - So

~~(5) If new evidence is relied upon as a ground for rehearing:~~

~~(a) What is the nature and character of the new evidence? (Please attach.)~~
I attended that hearing only to learn that it was the wrong hearing - Please allow me the opportunity to file my appeal with your board at a future hearing. Thank you -

(b) List the names of the witnesses and/or a description of the documents to be produced: # see attached agenda

(c) Explain why the evidence was not produced at the original hearing:

(Attach an additional sheet if necessary.)

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(7) The offical address of the undersigned is 640 Clay Street, San Francisco 94111.

Telephone number: (415) 382-8668.

Dated: September 28, 1989.

Sylvia Lamija
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 28, 1989
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.059D (Berkowitz)
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 21, 1989)
(Proposed for continuation to October 19, 1989)

2. 88.513ECV (Gallagher)
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.
(Continued from Regular Meeting of September 14, 1989)
(Proposed for continuation to October 26, 1989)

3. 88.513ECV (Gallagher)
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.
(Continued from Regular Meeting of September 14, 1989)
(Proposed for continuation to October 26, 1989)

Item #88.374EMZ (Cont)
interim RC-4 (Residential-Commercial Combined, High Density) district, an 80-T Height and Bulk District, and the North of Market Special Use District.
(Public Hearing Closed and Continued from Regular Meeting of September 21, 1989)
NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

7. 89.169C (Miller)
154 COLERIDGE STREET, northwest side between Fair and Virginia Avenues, Lot 22 in Assessor's Block 5615 - Consideration of final action on the request for authorization of Conditional Use for THREE DWELLING UNITS in an RH-2 (House, Two-Family) district with OFF-STREET PARKING IN EXCESS OF THE ACCESSORY AMOUNT.
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)
NOTE: On September 14, 1989, the Commission passed a motion of intent to approve, subject to design revisions, by a vote of 6-0, Commissioner Dick absent.

F. REGULAR CALENDAR

8. 89.495D (Green)
2253 UNION STREET, south side between Fillmore and Steiner Streets, Lot 29 in Assessor's Block 539 - Request for Discretionary Review of Building Permit Application No. 8817405 for the addition of approximately 10 feet to the rear of the second and third floors, and addition of a full basement level to the previously approved alteration (Application No. 8715672) of the existing three-story building in the Union Street Neighborhood Commercial District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

9. 89.422C (Gallagher)
2956 - 24TH STREET, north side between Alabama and Harrison Streets, Lot 15 in Assessor's Block 4206 - Request for authorization of Conditional Use under Section 727.44 to establish a small self-service restaurant of approximately 938 square feet in the 24th Street/Mission Neighborhood Commercial District.

10. 89.339C (Gallagher)
1306 - 10TH AVENUE, east side between Irving and Judah Streets, Lot 41 in Assessor's Block 1764 - Request for authorization of Conditional Use under Section 711.38 to convert a portion of a residential unit to offices in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert part of the first floor garage to retail use, to convert the second story of a two-story residential use to offices, and to construct a three-story rear addition for retail use on the first floor, office use on the second floor and residential use on the third floor.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

ON GEE
Appellant

Appeal Number 6357

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 31, 1989.

(2) The affected premises are located at 640 Clay Street, San Francisco. They contain _____ dwelling units and 100 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
INSTALLATION OF HARD-WIRE SMOKE DETECTORS. ALL OTHER VIOLATIONS (REPLACEMENT OF BATHROOM WINDOW, ETC.) HAVE BEEN CORRECTED.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
EXTRA TIME NEEDED TO COMPLETE PLANS TO REMODEL OR REFURBISH ROOMS AND TO DETERMINE WHETHER EXTENDING SPRINKLER SYSTEM OR INSTALLING HARDWIRE SMOKE DETECTORS AFFORDS BETTER COST EFFECTIVE PROTECTION. Also time needed to NEGOTIATE TERMS BETWEEN OWNER AND LESSEE. BATTERY-OPERATED SMOKE DETECTORS ARE IN PLACE ALREADY, AUGMENTING THE SPRINKLER SYSTEM.

RECEIVED
JUL 13 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 640 Clay Street, San Francisco, CA 94111.

Telephone number: 415-382-8668.

Dated: July 14, 1989.

Sylvia Samiya
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ty and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 06/16/89
PROPERTY ADDRESS:
634-640 CLAY ST
BLOCK: 0208 LOT: 008
SEQ: 01 CASE: DAO

ON GEE
1717 STOCKTON ST
SAN FRANCISCO CA
94133

OWNER'S NAME:
ON GEE

INSPECTOR: IVAN SARKANY
DISTRICT: CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 151598

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/31/89 in accordance with the DPW HEARING ORDER NO. 151259.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/04/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 05/31/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-005R

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lum Karen & Kwan Kan Yuen
166 Corbett Street
San Francisco, CA 94114

Date: January 4, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 166 Corbett Street
BLOCK 2652 LOT 018
APPEAL NO. 3132 S-NC-DEQ DI
INSPECTOR Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 7, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellants on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

KOREY [illegible]
Appellant

Appeal Number 3132

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 166 CORBETT ST., San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Please refer to permit # 8813115 and # 8903564

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Please refer to Permit # 8813115 dated 4-14-89. Grand Permit was issued to reverse an illegal 5 units building back to 2 legal units. Contractors have been working on the property for over 4 months now. Looks like the whole job could be completed by the end of the year.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~[illegible]~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 166 CORBETT STREET SAN FRANCISCO CA 94114.

Telephone number: (415) 333-6782

Dated: 9-7, 19 89

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Susan Kosman & Arthur Barbour
c/o Lillick & Charles
Two Embarcadero Center, 27th Floor

San Francisco, CA 94111

Date: January 4, 1990

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1850 Page Street
BLOCK 1226 LOT 012
APPEAL NO. 3133 S-NC-DEQ DI
INSPECTOR Robin Fay

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 8, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Kosman, Susan
Appellant

Appeal Number 3133

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1850 Page Street, San Francisco. They contain 3 dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) Sometime ago Ms. Kosman received a housing inspection report which showed the premises to have health and safety items in need of correction. Ms. Kosman failed to repair or correct all these items.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.) Ms. Kosman sold the property on August 23, 1989 to Arthur & Corinne Barbour. On August 24, 1989 a permit was applied for to repair the items in housing inspection report. The building application number is 8915522 and a copy of the application is attached hereto. As of Sept. 8, 1989 the Building Dept. had not issued a permit. It is my understanding that permits are issued a week to 10 days after the submittal of the application. The repairs will begin as soon as a permit is obtained and will take approximately three to four months to complete. I hereby request a four month extension to complete the reapirs. Please be assured that I intend to perform the repairs in a timely fashion. Thank you for your consideration.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is Arthur Barbour c/o Lillick & Charles, Two Embarcadero Center, 27th Floor, San Francisco, CA 94111.
Telephone number: (415) 984-8341.

Dated: September 8, 1989.

Arthur Barbour
(Signature of Appellant)
Arthur S. Barbour

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Ranwick S. Calderhead
3042 Jackson St., #4
San Francisco, CA 94115

Date: January 4, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3038-40 Jackson Street
BLOCK 975 LOT 7
APPEAL NO. 3134 S-NC-DEQ DA
INSPECTOR Robin Fay

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 11, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

R. Calderhead
Appellant

Appeal Number 3134

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 3038-3040 Jackson St., San Francisco. They contain Six (6) dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

To my knowledge, the work has been completed for months.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

If there is any further work needed to be done on the buildings, would someone please send a list stating what work is necessary and I will comply.

Rec'd 9-11-89 gg

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove owner - Ranwick S. Calderhead.

(6) The offical address of the undersigned is 3042 Jackson St, #4, San Francisco, CA 94115.
Telephone number: (415) 567-6329

Dated: September 8, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Ann Marie Cohen
c/o William A. Talmale, Dewolf
P. O. Box 18277

San Francisco, CA 94118

Date: January 4, 1990

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1168-72 Stanyan Street
BLOCK 1282 LOT 015
APPEAL NO. 3135 S-NC-DEQ DA
INSPECTOR Morikawa

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 13, 1989, will be heard by the Board at 1:30 p.m. on January 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant's agent on January 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

ANNE MARIE COHEN
Appellant

Appeal Number 3135

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1168-72 STANYAN, San Francisco. They contain 6 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

NOTICE OF NON COMPLIANCE

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

ALL VIOLATIONS WERE CLEARED WITHIN 30 DAYS OF ORIGINAL NOTICE EXCEPT REMOVAL OF WORKING. WE WERE FORCED TO BRING A LAWSUIT AGAINST TENANT AND THERE WERE DELAYS IN HAVING THE MATTER HEARD. THE ENJ. HAS SINCE SIGNED OFF ON THE ENTIRE BUILDING AND WE BELIEVE THERE ARE AT PRESENT NO VIOLATIONS.

9-13-89

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove WILLIAM A. TRUMBLE, DEWOLF.

(6) The offical address of the undersigned is P.O. BOX 18277 SF, CA 94118.

Telephone number: 221-2032.

Dated: 9/9, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Richard Dewey
Address 38 Brentwood Avenue
San Francisco, CA 94127

PROPERTY ADDRESS 46-48 Ramona Avenue
BLOCK 3545 LOT 70
HEARING DATE November 22, 1989
APPEAL NUMBER 3126
INSPECTOR M. Ruiz

ABATEMENT APPEALS BOARD DECISION:

This case is continued for 60 days. The next hearing will be on Wednesday, Janaury 24, 1990 at 1:30 P.M. City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 18 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard Dewey
38 Brentwood Avenue
San Francisco, CA 94127

Date: October 11, 1989

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 46-48 Ramona Avenue
BLOCK 3545 LOT 70
APPEAL NO. 3126 S-NC-DEQ AR
INSPECTOR Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 18, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on October 11, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD F. DEWEY
Appellant

Appeal Number 3126

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 46-48 RAMONA AVE, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I APPEAL THE NOTICE OF NON COMPLIANCE FOR THE ABOVE LISTED DWELLINGS. THIS APPEAL IS BASED ON EXHIBIT #A WHICH IS A RECEIPT FOR A REVISION TO APPLICATION # 860996 OR # 8717877, AND EXHIBIT #B WHICH IS A COPY OF A LETTER REQUESTING A VARANCE TO A HEATING INSTALLATION PERFORMED BY A SHEET METAL CONTRACTOR. AS OF THE TIME OF THIS APPEAL I HAVE NOT RECEIVED ANY RESPONSE TO THESE REVISIONS OR REQUESTS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I AM REQUESTING RELIEF FROM ANY FURTHER ACTION BY THE ABATEMENT SECTION, AGAINST ME, UNTIL THE CURRENT OR ANY FUTURE REVISIONS ARE APPROVED OR DISAPPROVED. I AM ALSO REQUESTING RELIEF FROM FURTHER ACTION PENDING RESPONSE TO MY VARIANCE REQUEST.

I WOULD FURTHER LIKE TO STATE THAT ALL ELECTRICAL, PLUMBING AND MOST OF THE BUILDING CODE VIOLATIONS HAVE ALREADY BEEN CORRECTED.

RECEIVED
AUG 18 1989
BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 38 BRENTWOOD AVE SAN FRANCISCO, CA.

Telephone number: 415-333-5947.

Dated: 8/18/, 1989.

Richard F Dewey
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Joseph A. Carignan
Address 633 Battery Street, Suite 646
San Francisco, CA 94111

PROPERTY ADDRESS 3818 - 22nd Street
BLOCK 3622B LOT 19
HEARING DATE November 22, 1989
APPEAL NUMBER 3127
INSPECTOR C. Dare

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 dyas. The next hearing will be on Wednesday, January 24, 1990 at 1:30 P.M. City Hall. (Appellant submitted a letter to request for continuance.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 18 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Joseph A. Carignan

633 Battery Street, Suite 646

San Francisco, CA 94111

Date: October 11, 1989

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3818 - 22nd Street

BLOCK 3622B LOT 19

APPEAL NO. 3127 S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 22, 1989, will be heard by the Board at 1:30 p.m. on October 25, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant's Attorney on Oct. 11, 1989.

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIANE HUMPHREY
Appellant

Appeal Number 3127

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19___.~~

(2) The affected premises are located at 3818 22ND STREET, SAN FRANCISCO, 94114, San Francisco. They contain TWO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

COMPLAINT OF AN UNLAWFUL UNIT CONTAINED IN THE LOWER LEVEL OF THE ABOVE NAED BUILDING THE UNIT IN QUESTION HAS NOT AT ANY TIME DURING MY OWNERSHIP HAD AN OCCUPANT OF THE LOWER PORTION OF THE HOUSE, IT IS USED STRICTLY AS A STUDY, READING ROOM BY THE OWNER, WHO OCCUPIES THE FIRST FLOOR UNIT.

THE APPEALS BOARD HAS GRANTED ME A SIX MONTH PERIOD TO BRING THIS BUILDING IN COMPLIANCE WITH THE CODE AT A HEARING HELD ON JUNE 28, 1989

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE ABOVE UNIT HAS BEEN INSPECTED AS TO CONDITION OF COMPLIANCE, AT THE DATE OF MY PURCHASING THE BUILDING IN 1977. AT THAT TIME THE UNIT WAS IN THE SAME CONDITION AS IT CURRENTLY IS, UNOCCUPIED AND LAWFULLY UNRENTED. THERE HAVE BEEN NO CHANGES SINCE THAT TIME TO RENDER A BURDENSOME REQUIREMENT UPON ME TO PAY OUT OVER $2000.00 IN FEES TO PROVIDE DRAWINGS OF MY HOUSE, I PROPOSE THAT THE BUILDING INSPECTOR COME TO MY RESIDENCE TO INSPECT THE BUILDING AS IT STANDS TO DETERMINE WHETHER IT MEETS THE BUILDING CODE REQUIREMENTS.

RECEIVED
AUG 22 1989
BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~[illegible]~~, (state which) of the premises described in Paragraph (2) hereinabove ATTORNEY FOR THE OWNER.

(6) The offical address of the undersigned is 633 BATTERY STREET, SUITE 646, SAN FRANCISCO, CA 94111.

Telephone number: ~~(415) 982-1486~~

Dated: AUGUST 21, 1989, 19___.

Diane Humphrey
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 326
February 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
FEB 20 1990
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

SAN FRANCISCO
ABATEMENT APPEALS BOARD AND
FRANCHISE TAX HEARINGS

January 24, 1990

The Minutes for this hearing are missing.

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 326
February 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

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BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

DOCUMENTS DEPT.
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 326
February 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6375	1012 - Capp Street James P. Devenere	C. Dare - HID
2.	4-6	6376	140-42 Hermann Street Charles Dorais, Trustee	R. Dicks - HID
3.	7-9	6377	1800 Broadway Street Denis J. Pelletier c/o Dennis Doyle	B. Tom - HID
4.	10-12	6378	124 Duncan Street Natividad V. Mariano	J.Singleton-BID
5.	13-15	6379	2872 Pine Street Edith Kober c/o Trevor A. Roberts	D. Langer - HID
6.	16-20	6380	47-49 Pond Street Michael J. Phelps	R. Dicks - HID
7.	21-23	6381	2834-36 Buchanan Street Wells Fargo Bank NA Trustee c/o J.R. Williams Co.	T. Corlett -BID
8.	24-26	6382	1136-42 Union Street Russell & Emily Fudge, George & Deborah Breed	R. Noelke - HID
9.	27-36	6383	261 - 25th Avenue James E. Robertson	D. Bowen - BID

ABATEMENT APPEALS CONTINUANCE

10.	37-39	6374	566 Naples Street George Arrospide Jr.	T. Chiu - BID

ABATEMENT APPELAS REHEARING

11.	40-47	6368	50 Fell Street New College of California c/o Matthew Kumin	J. Greene - BID

FRANCHISE TAX REHEARING

12.	48-51	3123	840 Van Ness Avenue Victor Huang	D. Gogna - HID
13.	52-55	3124	1337-39 Natoma Street Maria Larsen c/o Emilia Reyes	M. Ruiz - BID

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James P. Devenere

1012 A Capp Street

San Francisco, CA 94110

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1012 Capp Street

BLOCK 6528 LOT 003

APPEAL NO. 6375 S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 1, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

JAMES P. Devenere
Appellant

Appeal Number 6375

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12-20, 1989.

(2) The affected premises are located at 1012-1014 CAPP St., San Francisco. They contain 3 dwelling units and 14 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

When I spoke to inspector Dare about keeping the building listed as 3 units he gave no information or specific requirements about doing so. I hired a architect to draw up plans to keep the property as 3 units. I then hired a plumber to install a 15 head sprinkler system.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Received FEB 1 1990

To Appeals Board Refuse, What I specifically need is for an inspector to visit the property and specify exactly what requirements are needed to keep the property as three units. Please assist me in clearing this matter up as soon as possible. Also, please be advised that my building has a hardwired spoke and heat sensored alarm system. In closing I would like to point out that there are immediate family members with children who would be severely effected if this matter is not given careful consideration.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 1012-1A CAPP St. SF. CA.

(6) The offical address of the undersigned is 1012 A CAPP St. SF CA. 94110.

Telephone number: 415-824 1687.

Dated: 1-30, 1990.

James P. Devenere
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 1012 CAPP STREET

BLOCK: 6528 LOT: 3
SEQ. 01 CASE: DC0

INSPECTOR:
COLBERT DARE

DEVENERE, JAMES P.
1012 CAPP STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
DEVENERE, JAMES P.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,375

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 12/20/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,726 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 23, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: DECEMBER 20, 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Charles Dorais, Trustee
140 Hermann Street
San Francisco, CA 94102

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 140-142 Hermann Street
BLOCK 869 LOT 014
APPEAL NO. 6376 S-NC-DEQ DI
INSPECTOR Ron Dicks

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 2, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990.

BID 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

CHARLES DORAIS TRUSTEE
Appellant

Appeal Number 6376

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 10, 1990.

(2) The affected premises are located at 140-142 HERMANN STREET, San Francisco, 94102. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I DISPUTE THE BUILDING INSPECTOR'S REPORT THAT I HAVE AN ILLEGAL 5TH UNIT IN MY BASEMENT. THERE ARE ONLY 4 UNITS AND I DO NOT INTEND TO HAVE ANY MORE. MY BASEMENT HAS NEVER BEEN RENTED TO ANYONE FOR LIVING QUARTERS OR ANY OTHER PURPOSE.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I AM ASKING THE BOARD TO REVERSE THE ERRONEOUS FINDING OF AN ILLEGAL 5TH UNIT IN MY BUILDING. I WAS NOT PERMITTED TO PRESENT MY RESPONSE IN THE HEARING HELD ON JAN. 10, 1990 BECAUSE WHEN I ANSWERED & APPEARED FOR 140-142 HERMANN THEY SAID THE MATTER HAD BEEN ABATED & I WAS EXCUSED. A MR. FUNG OF HOUSING INSP. DEPT. SAW ME AT THE JAN. 10 HEARING AND CAN CONFIRM THAT I WAS IN FACT IN ATTENDANCE WHEN MY CASE WAS CALLED AND DISMISSED.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 140 HERMANN STREET SAN FRANCISCO CA 94102.

Telephone number: 864-8875.

Dated: FEBRUARY 2, 1990.

Charles Dorais
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 140-142 HERMANN STREET

BLOCK: 869 LOT: 14 INSPECTOR:
SEQ. 01 CASE: DI0 CAREY BOYD

CHARLES DORAIS, TRUSTEE
140 HERMANN STREET
SAN FRANCISCO, CA 94102

OWNER'S NAME:
CHARLES DORAIS, TRUSTEE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,528

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/10/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,921 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION
2. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 6, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 10, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Denis Pelletier
c/o Realty Guild Inc.
790 California Street
San Francisco, CA 94108

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1800 Broadway Street
BLOCK 568 LOT 004
APPEAL NO. 6377 S-NC-DEQ DA
INSPECTOR Bernie Tom

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on January 18, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant and a copy to the Appellant's agent. DC

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Dennis Doyle, agent for owner

Denis J. Pelletier, owner
Appellant

Appeal Number 6377

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12-6-89, 1989.

(2) The affected premises are located at 1800 Broadway, San Francisco. They contain 36 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

City wants us to place latch locks on doors from rear stairway to main halls for 'security' reasons. They would lock each time door was closed and could not be opened from rear stairs side of door without a key. All other requirements of the order have been met, but this requirement will cause trouble for the tenants who must use garbage chute in rear stairwell.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

City wants locks in place to increase security--so a burglar or whatever couldn't use the rear steps to gain access to main halls. In this building, however, the rear steps and main hall stairs and elevator all come together at basement (ground floor), in an open area, and cannot be isolated.

Our main objection to installing these locks is that they will lock tenants into the rear stairwell when they throw out garbage. There are many elderly people here to whom this will pose quite a hazard. They would have to go down many flights of steep rear stairs to escape the stairwell.

Received 1-18-90
pd. $43.00

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent.

(6) The offical address of the undersigned is 1800 Broadway, # 305, S.F., Ca. 94109.

Telephone number: 567-3556.

Dated: Jan. 18, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 12/22/89
PROPERTY ADDRESS:
1800 BROADWAY ST
BLOCK: 0568 LOT: 004
SEQ: 01 CASE: DAO

PELLETIER DENIS
% REALTY GUILD INC
790 CALIFORNIA ST
SAN FRANCISCO CA 94108

OWNER'S NAME:
PELLETIER DENIS J &

INSPECTOR: BERNIE TOM
DISTRICT: CT: 131

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 153188

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/06/89 in accordance with the DPW HEARING ORDER NO. 152536.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/09/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/06/89

Very Truly Yours,

Richard Evans

Richard E. Evans
Director of Public Works

P20-D20-005H

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Natividad V. Mariano
124 Duncan Street
San Francisco, Ca 94110

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 124 Duncan Street
BLOCK 6594 LOT 009
APPEAL NO. 6378 S-NC-DEQ BW
INSPECTOR John Singleton

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 2, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990.

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

NATIVIDAD V. MARIANO
Appellant

Appeal Number 6378

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 22, 1990.

(2) The affected premises are located at 124 Duncan Street, San Francisco. They contain 1 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Mr. Christopher Hardy of 333-1913 W. Mr. Lic # 410660 did my deck and he said he has done a numbering deck without permit. So he worked on my deck and installed also the glass top so the deck could be used even on winter as playroom for the kids. The application was filed and paid for but I rec'd a notice that its incomplete so I sent it back to the person I asked to work on it. Since I don't understand anything on this matter & have no tie

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need more time to get a contractor who can honestly work on this project without any mistakes. I can't get hold of Mr. Hardy after I paid him. I also need to get some money to get this project done. I am working to meet all these requirements but I need ample time and attention. I am requesting an additional 60 days to work on this little project. I'm definitely working towards its completion. To be honest with you, I'm fed up with the harassment I'm getting from Inspector Singleton when he come-in my house without calling or giving due notice. He has entered my house without notice and I was shocked and my privacy (I just woke up then) was violated. I didn't know that this is practiced in San Francisco.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 124 Duncan St. SF CA 94110.

(6) The offical address of the undersigned is 124 Duncan Street, San Francisco, CA 94110.

Telephone number: _____.

Dated: Jan. 22, 1990.

N. Mariano
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Received
FEB 2 1990

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 124 DUNCAN STREET

BLOCK: 6594 LOT: 9
SEQ. 01 CASE: BW0

INSPECTOR:
JOHN SINGLETON

MARIANO, NATIVIDAD V.
124 DUNCAN STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
MARIANO. NATIVIDAD V.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,374

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 12/20/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,724 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET ~~(558-6168)~~ 554-8742, AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 23, 1990

Bureau Bldg Insp. 1390 Market, Rm 250

Richard Evans
RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: DECEMBER 20, 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Edith Kober

2872 Pine Street

San Francisco, CA 94115

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2872 Pine Street

BLOCK 1029 LOT 016

APPEAL NO. 6379 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 6, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant and a copy was mailed to the Appellant's Attorney on 2-14-90.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

EDITH KOBER
Appellant

Appeal Number 6379

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 3, 1990.

(2) The affected premises are located at 2872 Pine Street, San Francisco. They contain ONE dwelling units and 3 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Object to being compelled to submit plans for entire building when only the top floor is affected. The first level consists of the basement, the second level consists of the rooms occupied by applicant, and the third level consists of the three sleeping units with unauthorized cooking facilities.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The property is a signle family dwelling with three sleeping rooms on the top floor which have improper cooking facilities contained therein. The applicant is more than willing to remove the unauthorized cooking facilities, but cannot do so without submitting plans for the entire building which could run over $3,00-.00. The appellant is an elderly woman of very limited means. She is a widow, in her eighties who very recently suffered a disabling stroke. That no structual changes will be required, only the removal of the stoves, and possibley minor plumbing work.

Received
2-6-90
pd.

(Attach an additional sheet if necessary.)

(5) The undersigned is the ~~owner~~/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove belonging to Edith Kober.

(6) The offical address of the undersigned is Trevor A. Roberts, Attorney at Law 1934 Divisadero Street, San Francisco, CAlifornia, 94115.

Telephone number: 415-931-3514.

Dated: 2/5/90, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Worl**

Office of the Direc.

ADDRESS: 2872 PINE STREET

BLOCK: 1029 LOT: 16
SEQ. 01 CASE: DC0

INSPECTOR:
DERRILL LANGER

KOBER, EDITH
2872 PINE STREET,
SAN FRANCISCO, CA 94115

OWNER'S NAME:
KOBER, EDITH

5/32

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,468

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/03/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,902 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 45 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 30, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 3, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Michael J. Phelps
5 Reed Ranch Road
Tiburon, CA 94920

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 47-49 Pond Street
BLOCK 3564 LOT 058
APPEAL NO. 6380 S-NC-DEQ DC
INSPECTOR Ron Dicks

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 5, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

J. MICHAEL PHELPS
Appellant

Appeal Number 6380
(Abatement Order 153,469)

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 3, 1990.

(2) The affected premises are located at 47-49 Pond Street, San Francisco. They contain two dwelling units and zero rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Department of Public Works held a hearing on Jan. 3, 1990, without any proper notice given to the owner of the property. In this improper hearing (the owner, of course, being absent because of not being notified) the DPW relied on falsified information supplied by the Building Inspector and stated falsely that there was "excess storage" in the garage.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Appellant requests that (1) the subject Order be rescinded due to the Board's clear failure to follow its own procedures and to comply with even basic due process procedures and (2) the property be re-inspected by a new and different building inspector due to the bais and untruthfulness of the inspector who made the initial complaint. The reasons are further spelled out in the attached letter of Jan. 25, 1990, which, to date, has not been responded to by DPW.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent/tenant~~ (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 5 Reed Ranch Rd., Tiburon, Ca. 94920
(SEND NOTICES, ETC. BY REGULAR MAIL ONLY, NOT CERTIFIED MAIL.)

Telephone number: (415) 821-3167 (Real Management Co; Joel Panzer)

Dated: Feb. 5, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

January 25, 1990

J. Michael Phelps
5 Reed Ranch Rd.
Tiburon, Ca. 94920

Richard J. Evans
Director of Public Works
City Hall, Room 260
San Francisco, Ca. 94102

re: 47-49 Pond St., SF
(Abatement Order 153,469)

Dear Mr. Evans:

I am the owner of the above property.

Yesterday I received from one of my tenants at the property a copy of the enclosed notice dated January 3, 1990. The notice states falsely that "notice has been duly given as required by law... more than 48 hours prior to the hearing." I never received any notice whatsoever prior to the hearing! I have investigated this matter and determined that a notice apparently was sent regarding the January 3 hearing to the owner of the property across the street. Enclosed please find a copy of the hearing notice, which was not sent to me but instead to Lloyd Braa at 46 Pond Street, San Francisco. At no time was any notice properly given to me. Thus, I request that Order No. 153,469 be rescinded and that a properly-noticed hearing be established.

I request that as to any hearing notice that it be sent by regular mail, not certified mail to me at 5 Reed Ranch Road, Tiburon, Ca. 94920. I am not able to pick up certified mail (because the post office where I live never is open at any of the times when I am in town).

As to the "merits" of this matter, the underlying allegation also is false. There is no "excess storage" in my garage.

Accordingly I request that : (1) the January 3, 1990, order be rescinded in its entirety and (2) the August 10, 1989, alleged violation notice be dismissed in its entirety.

Very truly yours,

J. Michael Phelps

J. MICHAEL PHELPS

cc: Joel Panzer

ity and County of San Francisco

Department of Public Works
Bureau of Building Inspection
HOUSING INSPECTION DIVISION

DATE: 11/06/89
PROPERTY ADDRESS:
47-49 POND ST
BLOCK: 3564 LOT: 068
SEQ: 01 CASE: DCO

OWNER'S NAME:
BRAA LLOYD H

INSPECTOR: RON DICKS
DISTRICT: CT: 203

BRAA LLOYD H
46 POND ST
SAN FRANCISCO CA 94114

Notice of Regular
Hearing of Complaint

Order Number: 152904

Date and Time of Hearing 01/03/90 10 A.M.

At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

The Owner of Record is instructed to advise the holder of any Mortgages or Deeds of Trust for which this property is security of these proceedings. Also, the Department of Public Works shall be advised of the names of holders of Mortgages or Deeds of Trust on this property.

BY ORDER OF THE DIRECTOR OF PUBLIC WORKS.

Very Truly Yours,

Richard U. Evans, Director
Department of Public Works

DPW-405G (6/79)
(415)558-6220

P10-D10-005U
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

City and County of San Francisco — **Department of Public Works**

Office of the Director

ADDRESS: 47-49 POND STREET

BLOCK: 3564 LOT: 58
SEQ. 01 CASE: DC0

INSPECTOR:
RON DICKS

MICHAEL J. PHELPS
5 REED RANCH ROAD
TIBURON, CA 94920

OWNER'S NAME:
MICHAEL J. PHELPS

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE , ORDER NO. 153,469

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/03/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,904 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 30, 1990

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 3, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

lls Fargo Bank NA Trustee
o Wells Fargo Bank N A
O. Box 63700

n Francisco, CA 94163

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2834-36 Buchanan Street

BLOCK 555 LOT 018

APPEAL NO. 6381 S-NC-DEQ BW

INSPECTOR Tom Corlett

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on ember 7, 1989, will be heard by the Board at 1:30 p.m. on February 28, 1990 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

ginal Notice of Hearing was mailed to the Appellant and a copy was mailed to the ellant's agent on February 14, 1990. 2/

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

WELLS FARGO BANK NA TRUSTEE
Appellant

Appeal Number 6381

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on SEPTEMBER 20, 1989.

(2) The affected premises are located at 2834-2836 BUCHANAN STREET, San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

THE OWNERS OF THE BUILDING AT 2834-2836 BUCHANAN STREET APPEAL TO THE ABATEMENT APPEALS BOARD THAT AN APPLICATION FOR A BUILDING PERMIT (#8913761) WAS SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, CENTRAL PERMIT BUREAU ON AUGUST 1, 1989.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

THE APPLICATION FOR A BUILDING PERMIT IS CURRENTLY BEING REVIEWED BY THE PLANNING DEPARTMENT. WE ARE AWAITING THEIR APPROVAL FOR A PERMIT.

Received 11-7-89

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove J. R. WILLIAMS COMPANY.

(6) The offical address of the undersigned is 2112 BRYANT STREET, SAN FRANCISCO, CA 94110-2128.

Telephone number: (415) 695-1660.

Dated: NOVEMBER 7, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

RECEIVED
FEB - 7 1990

SAN FRANCISCO, CA
RECORDER'S OFFICE

DOC- E441907
SFCC-PUBLIC WORKS
Friday, September 29, 1989 12:24:24PM
TOTAL ->

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 2834-2836 BUCHANAN STREET

BLOCK: 555 LOT: 18
SEQ. 01 CASE: BWO

INSPECTOR: CARL STRANZL

REEL E968 IMAGE 582

P# 20190 2834-38 BUCHANAN.

WELLS FARGO BANK NA TRUSTEE
c/o WELLS FARGO BANK N A
P. O. BOX 63700
SAN FRANCISCO, CA 94163

OWNER'S NAME:
WELLS FARGO BANK NA TR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 152,653

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 09/20/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,171 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
2. 120 DAYS, THEREAFTER, TO COMPLETE THE WORK.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 17, 1989

for RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: SEPTEMBER 20, 1989

1340 Market
Fax Plans
Abatement Appeal
554-3400
554-3400
(23)
554-4317
Debra Schlichter
City Planning
558-6377

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:
Russell & Emily Fudge
George & Deborah Breed

1142 Union Street

San Francisco, CA 94109

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1136-42 Union Street

BLOCK 0097 LOT 012

APPEAL NO. 6382 S-NC-DEQ DA

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 16, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellants on February 14, 1990

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Fudge, Russell & Emily
Breed, George & Deborah
Appellant

Appeal Number 6382

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on December ~~21~~ 13, 1989.

(2) The affected premises are located at 1136-42 Union St., San Francisco. They contain 4 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We, as owners who live in two of the four flats, have fixed the required items on the list. There is one item which we ask the AAB to agree complies with the ordinance. It is the glass in the doors opening to the gardens. Each of the 80 windows measure 7" x/5" and complies with the ordinance and, thus, does not need to be replaced or covered.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The inspectors, who have seen the doors, said that each window was of a size (7" x 15") that there was a question of whether the Security Ordinance required that they be replaced or covered (item 4). The inspector said he could not make this decision but that we had to appeal to the AAB.

The size of the windows would not permit a burglar to enter through them. The small size and the wooden framing make it unlikely that a person would be able to accidently break a pane and be injured.

We have pictures of the doors for the AAB to inspect.

Our tenant, who occupies one flat with two of the eight doors in question, has written a letter supporting our view, a copy of which is in the file.

Since the existing windows do not violate the Security Ordinance, a ruling to this effect should not create a liability exposure for the City.

Received
JAN 16 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent~~/tenant, (state which) of the premises described in Paragraph (2) hereinabove 1136-42 Union St.

(6) The offical address of the undersigned is 1142 Union St.
San Francisco, CA 94109.
Telephone number: 291-6210; 441-4148.

Dated: January 16, 1990.

George Breed
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

Fox Plaza
1390 Market St. #250

DATE: 12/22/89
PROPERTY ADDRESS:
1136-1142 UNION ST
BLOCK: 0097 LOT: 012
SEQ: 01 CASE: DAO

FUDGE RUSSELL G JR & EMILY
1138 UNION ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
FUDGE RUSSELL G JR & EMILY S

INSPECTOR: ROBERT MOELKE
DISTRICT: CT: 109

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 153262

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on ~~10/18/89~~ 12/13/89 in accordance with the DPW HEARING ORDER NO. 152544. The hearing was conducted by a representative of the Director. The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/09/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: ~~10/18/89~~ 12/13/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-004E

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James E. Robertson
50 Brairwood
San Rafael, CA 94901

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 261 - 25th Avenue
BLOCK 1385 LOT 010
APPEAL NO. 6383 S-NC-DEQ BW
INSPECTOR Don Bowen

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 12, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on 2-14-90.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

James Robertson
Appellant

Appeal Number 6383

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Dec 13, 1989.

(2) The affected premises are located at 261-25th Avenue, San Francisco. They contain single family dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached Exhibit A

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

See attached Exhibit B & C

Received 1-12-90

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove James Robertson Owner.

(6) The offical address of the undersigned is 50 Brookwood Dr. San Rafael, Ca. 94901.
Telephone number: 454-3191.

Dated: 1-11, 1990.

James Robertson
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

EXHIBIT A

I am appealing the order (see attached exhibit 1A) to get a permit and complete work on my building, since I did what your inspectors informed me to do and filed for my demolishing permit and building permit by July 17, 1989. (see attached exhibit 2A). My file has been hung up in the system ever since.

ADDRESS:
261 - 25th AVENUE

BLOCK: 1385 LOT: 10
SEQ.: 01 CASE: BW0

INSPECTOR:
ACHILLE BERTONCIN

ROBERTSON, JAMES E.
50 BRAIRWOOD
SAN RAFAEL, CA 94901

OWNER'S NAME:
ROBERTSON, JAMES E.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,278

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 13, 1989 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,699. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 16, 1990

OWNER
FILE (2)
BID (5)

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: DECEMBER 13, 1989

APPLICATION FILING FEE – 203813

DATE 7-17-89 PLAN CHECKING RECEIPT

RECEIVED OF Scott Wynn

BUILDING APPLICATION NUMBERS 8912527

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	EXPEDITER REVENUE 7899	PLAN CHECK FEE REVENUE 7226			FILING FEE 7223	DEMOLITION NOTICE FEE 1212
		NEW CONST.	ALTERATION	SIGNS		
Demo					23.50	86.50

FIRE FEE 7299	DCP FEE 7081		
	100.00	FULL PLAN CHECK FILING ☐ ½ PLAN CHECK FEE ☐ 8% STRUCTURAL ☐ 7% ARCHITECTURAL ☐ 5% ENERGY ☐	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU BY 89

9013-01 (8/87)

APPLICATION FILING FEE – 203811

DATE 7-17-89 PLAN CHECKING RECEIPT

RECEIVED OF Scott Wynn

BUILDING APPLICATION NUMBERS 8912522

PAYEE

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	EXPEDITER REVENUE 7899	PLAN CHECK FEE REVENUE 7226			FILING FEE 7223	DEMOLITION NOTICE FEE 1212
		NEW CONST.	ALTERATION	SIGNS		
200,000	20.50	690.30			16.25	

FIRE FEE 7299	DCP FEE 7081		
	330.00	FULL PLAN CHECK FILING ☐ ½ PLAN CHECK FEE ☐ 8% STRUCTURAL ☐ 7% ARCHITECTURAL ☐ 5% ENERGY ☐	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU BY 89

9013-01 (8/87)

0.*

0.*

0.*

23.50+
86.50+
100.00+
16.25+
690.30+
20.50+
330.00+
1,267.05*

0.*

EXHIBIT B

This whole process was something new to me, so from the start in April 1989, I followed inspector's G. O'Reilly and D. Bowen's suggestions. I went from office to office and had many inspectors and secretaries tell me different ways to approach this problem. One inspector alway pushing me off to another. (See attached exhibit C). I tried to do everything by the Department of Public Works and City Planning's rules. I filed for a demolishing permit and building permit on July 17, 1989. I felt everything was finally moving in a positive direction. In September, I find out that the tenant has filed for a discretionary review on the demolishing permit application. Then I find out in October, my file is being held because of proposition M findings. Then the earthquake happened. I tried to get assistance but failed due to the disaster. I finally arranged for my property to be survey'd by a license surveyor. I hoped that this would satisfy inspector Pedro Arce's requirements and finally get my file moving forward. Instead I find out that I have to prove the building is unsound before the next inspector will look at my file. After calling City Planning and being referred to Department of Public Works and then being referred back to City Planning and still no one setting me in the right direction to get a demolishing okay. I went to Housing Inspection Department, speaking with inspector Don Chan. He gave me the guidelines for determining an unsound structure. From the start no one else knew this, not even people in his own department. So now, I'm working on the papers and plan to submit it to his department. I feel the appeals board should reverse their action because I'm just a small person trapped in a system of paper shufflers. This whole process has been a total frustration. A good example, is the person, who gave me this appeal

form, couldn't even tell me where to return it. Instead, she gave me a phone number to call someone else. I need enough time for City Planning to review my file and grant me a demolishing permit so this problem will be over. I can't move any faster than the inspectors will let me.

See attached Exhibit C, my history of working with City Planning and Public Works.

EXHIBIT C

History of first dealings with Public Works to Present day dilemma 1989-90

March 6	Called Public Works and spoke with inspector Don Bowen Notified by tenant on March 5th of Notice on Property. Wanted to know why Warning of Violation was posted on property and how come owner wasn't sent notice.
March 7	Public Works mailed first & second notices to owner at the address they had on file. (Owner was never sent the first notice)
March 23	Letter sent to inspector Don Bowen regarding owner hiring 3 contractors to get estimates; they advised owner that the nature of the repair is so costly, he should demolish and put new structure.
March 27	Public Works sent receipt of correspondence.
March 30	Public Works sent Notice to appear at hearing to advise what action will be taken on property
April 10	Called City Planning - spoke to Jim Nixon Referred to Central Permit Bureau
	Called Central Permit Bureau Need to fill out Application Permit Packet Takes 3 to 5 months
April 11	Called Central Permit Bureau - Spoke to Koon Lum Need to submit plans to do foundation on house to 450 McAllister Rm 103. (Get application)
May 3	Called Inpector P. Redmond. Referred to Don Bowen. Don Bowen referred me to inspector G. O'Reilly. Inspector referred me to Mike Inan who takes care of hearing. Given 30 days extension. Due 6/17/89
May 4	Letter sent to Inspector G. O'Reilly and copy to Don Bowen. Requested an extension to 7/17/89.
June 23	Called inspector Don Bowen. His verbal extension was not acceptable and I wanted to know what happened. Referred to inspector G. O'Reilly.
June 26	Called G. O'Reilly. No verbal extension acceptable. Referred to Bob Kelly. Advised difficult in submitting application. Verbal extension not acceptable. Advised owner entitle to "due process"

July 17	Permit Application submitted. Sent letter to inspector G. O'Reilly advising him of submitted applications.
August 15	Called inspector Don Bowen. Asked whom to speak to regarding permit applications. Drawing Office. Called 558-6133 to check on application. Advised won't be abated until demolish permit has been accepted and building demolished.
September 15	Called drawing office. Spoke with Sylvia. Gave the Demolishing Number 8912527 and advised on hold since September 11. Didn't know why. Construction Number 8912522 being processed. May be waiting until demolish permit accepted. Referred to City Planning
	Called City Planning 5 times before getting through. Advised of number 89.471D. A discretionary review has been filed. Asked what happens. It get's assigned to a planner. Advised to call in a week.
September 26	Called City Planning. Hasn't been assigned. Given Mr. Arce as being the possible planner who'd handle the folder. Left message.
September 28	Received from City Planning a notice of incomplete permit submittal. Need proposition M findings.
October 2	Dept. of Public Works sent Notice to comply and attend hearing November 1.
October 3	Called City Planning. Demolishing permit still on hold. Not been assigned.
October 4	Called City Planning. Spoke with Gil Chavez. Not assigned yet.
October 11	Not assigned. It takes four months before hearing. Supposedly January is when hearing will be. Around December file will be assigned.
October 13	City Planning sent a notice for a site survey.
October 25	Called Dept. of Public Works to ask if hearing is still set for November 1. Advised hearing moved to December 13.
October 27	Dept. of Public Works sent letter advising hearing will be on December 13.

November 1	Dept. of Public Works sent a second letter advising hearing will be on December 13.
December 5	City Planning sent another notice of incomplete permit submittal. Needed additional information from notice of October 13.
December 8	City Planning sents response letter for information received. Information includes new plans, prop M findings and letter from department of Public Works ordering to demolish.
December 13	Officer George White advised me of a abatement after 30 days. He also said, he'd personally look into it.
January 2	Dept. of Public Works sent a follow up letter from the December 13 hearing. I was given 30 days.
January 8	Called City Planning. Spoke with Jim Nixon. He wanted all paper work to determine what direction to tell me to go.
January 9	Sent information to Jim Nixon.
January 10	Jim Nixon called. He informed me to call someone in Public Works to get their advise on how to get a demolishing permit for unsound structure.
January 11	Called Public Works. Talked to Rafile.(not sure of spelling) Advised needed to make a presentation for unsound structure to City Planning. Called Jim Nixon. Referred me to Peter Burns in Housing Inspection. Left message on Peter Burns machine. Went to 450 McAllister to get the appeal form suggested on the Notice dated January 2. At Housing Inspection Dept. spoke with Don Chan. He handed me a form which needed to be filled out to determine an unsound structure. He said this should have been done before submitting for demolishing application and new construction.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant George Arrospide Jr.
Address 566 Naples Street
San Francisco, CA 94112

PROPERTY ADDRESS 566 Naples Street
BLOCK 6089 LOT 15A
HEARING DATE January 24, 1990
APPEAL NUMBER 6374
INSPECTOR T. Chiu

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, February 28, 1990 at 1:30 p.m. City Hall.

(The appellant should contact the Inspector and set up an inspection appointment to verify the code violation of this property within 30 days.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: FEB 6 1990

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

George Arnospick
Appellant

Appeal Number 6374

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 4, 1989.

(2) The affected premises are located at 566 NAples st., San Francisco. They contain 1 dwelling units and 1 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Director's, emposed strict guidline on a situation does not warranted it please stop to abatment recording on property.
I applied for a termite permit and recieved it. now they revokled my permit, they (Building dept) requiring plans and a wet stamp. I have not altered or Modified anything of homes to Require plans.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need abatement papers recinded from Lot + Block so I can recieve my refinancing of property which is needed right now as I am in default. my loans are due (maturity date ~~Oct~~ Nov 15, 89) This entire process is unwarranted no alteration on premises to warrant plans — will fight with attorney if needed but please hear my appeal.

(Attach an additional sheet if necessary.)

RECEIVED
OCT 25 1989
BUREAU OF BUILDING INSPECTION

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove George Arnospick.

(6) The offical address of the undersigned is 566 NAples st. S.F 94112.

Telephone number: 587-7274

Dated: Oct 25, 1989

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

SAN FRANCISCO CO
RECORDER'S OFFICE

DOC- E447[illegible]
SPEC-PUBLIC WORKS
Friday, October [illegible]
TOTAL -[illegible]

City and County of San Francisco | **Department of Public Works**

Office of the Director

ADDRESS: 566 NAPLES STREET

BLOCK: 6089 LOT: 15A
SEQ. 01 CASE: BWO

INSPECTOR:
ED FANG

REC'D E977 PAGE 1477

ARROSPIDE, GEORGE
36 ALEXANDER AVENUE
DALY CITY, CA 94014

OWNER'S NAME:
DERE, JENNY

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 152,822

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 10/04/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,349 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 30 DAYS TO MEET CITY PLANNING REQUIREMENTS.
3. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET (558-6168), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 31, 1989

for RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 4, 1989

(415) 554-6920 Room 260, City Hall San Francisco 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
0 McAllister St., Room 301
n Francisco, CA 94102
8-6168

NOTICE OF AAB/FTB REHEARING

pellant New College of California

dress 50 Fell Street
San Francisco, CA 94102

Appealing AAB/FTB Decision

Property Address 50 Fell Street

Block 814 Lot 10

Appeal No. 6368 S-NC-SEQ

Inspector J. Greene

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on January 24, 1990 has been received. Rehearing is set for 1:30 p.m. on February 28, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FOR A REHEARING.

New College of California
Appellant

Appeal Number 6368

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 16, 1989.

(2) The affected premises are located at 50 Fell St., San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) The decision of the Abatement Appeals Board was rendered on November 22, 1989.

(4) Briefly state the grounds upon which a rehearing is requested:
(1) I received notice of the Appeal hearing two weeks after it was held. I saw the notice on December 11, 1989
(2) We would like a chance to gather important information regarding the building which will affect the original order.

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)

(b) List the names of the witnesses and/or a description of the documents to be produced:
Blueprints of Building
Peter Van Moren, C.E.

(c) Explain why the evidence was not produced at the original hearing:
I didn't receive notice of the hearing until after it was held. We would like an opportunity to be heard. Our appeal was automatically denied since no one was there to present evidence. Note (Attach an additional sheet if necessary.) all the College knew that the hearing had been scheduled for Nov 22, 1989

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove New College of California.

(7) The offical address of the undersigned is 50 Fell St, SF, CA 94102

Telephone number: 626-1694

Dated: December 11, 1989.

Matthew Kumin (Matthew Kumin)
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

DEC 11 1989
Rec'd. 2pm

Please send notices to my attention - Matt Kumin

(41)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant New College of California
Address 50 Fell Street
San Francisco, CA 94102

PROPERTY ADDRESS 50 Fell Street
BLOCK 814 LOT 10
HEARING DATE November 22, 1989
APPEAL NUMBER 6368
INSPECTOR J. Greene

ABATEMENT APPEALS BOARD DECISION:

Appellant not being represented, the appeal is automatically denied.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 18 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

New College of California

50 Fell Street

San Francisco, CA 94102

Date: November 7, 1989

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 50 Fell Street

BLOCK 814 LOT 010

APPEAL NO. 6368 S-NC-DEQ PPO

INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 22, 1989, will be heard by the Board at 1:30 p.m. on November 22, 1989 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellant on November 7, 1989.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

New College of California
Appellant

Appeal Number 6368

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 16, 1989.

(2) The affected premises are located at 50 Fell St., San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

see attachment

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

see attachment

RECEIVED
SEP 22 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

New College of California

Matthew Kumin
Development Director
415-626-1694

ell Street, San Francisco, California 94102

n additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.

(6) The offical address of the undersigned is 50 Fell St., San Francisco, CA 94102.

Telephone number: (415) 626-1694.

Dated: September 21, 1989.

Matthew Kumin
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.

ATTACHMENTS
Question 3

This is an appeal from the "Order of abatement under section 203-203 of the building code Parapet Order no. 152334."

In order number 151898, the Director of Public Affairs cited New College for having the following dangerous features: brick and concrete parapet around entire roof, chimney above roof, and loose roof tiles.

At a hearing on August 16, 1989, the College was granted 180 days to file a permit and complete the repairs.

We appeal the finding of dangerous conditions as to all cited conditions except the roof tiles.

The concrete parapet referred to contains reinforcing bars and is structurally contiguous with the North wall. The roof abuts two buildings on the East and West sides. According to the City's inspection department, these sides would be exempted. The building manager feels strongly that the parapet on the North side poses no safety danger and should not have been cited.

One half of the roofing tiles have been anchored with funds obtained from Community Development Block Grants (CDBG).

The chimney is also reinforced concrete and poses little or no danger, albeit, according to our building manager. Again, the chimney should not have been cited.

Question 4

The Immediate Relief Sought

The College seeks a 4 year extension to complete all the repairs required by the City. We also would request the City's assistance in finding sources of capital to make these repairs.

Why We Seek This Relief

New College of California is a small, private, unendowed undergraduate and graduate institution. The building in question, 50 Fell St., was donated to the school in 1978 by the federal government. Because of its unique architectural history, the building was designated an historical site.

Since receiving the building, the College has strived, sometimes with volunteer labor and always with meager financial resources, to improve the structure and bring it within code guidelines. The CDBG grant referred to above is one example of outside funds used to upgrade the roof. Unfortunately, the money granted at that time was insufficient to finish the job of refastening all the loose tiles. Recently, we applied for a state grant to

finish the roof work. We were denied the money. Our current budget is insufficient to cover the costs of the improvements. Jeff Ma, a civil engineer with the City's inspection department estimates the parapet repair cost to be $40-80 per linear foot. (total footage is approximately 200 feet) The tile repairs will cost approximately $40,000.

The College operates within severe fiscal constraints. We hope, however, over the next three years to build surpluses into our yearly budgets. From those funds, we should be able to make the required repairs. Meanwhile, we will continue to search for other funding sources for these repairs to complete at least the tile repairs sooner than four year.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 08/25/89
PROPERTY ADDRESS:
50 FELL ST
BLOCK: 0814 LOT: 010
SEQ: 01 CASE: PPO

NEW COLLEGE OF CALIFORNIA
% MILDRED HENRY
777 VALENCIA ST
SAN FRANCISCO CA

OWNER'S NAME:
NEW COLLEGE OF CALIFORNIA INC

INSPECTOR: JOHN GREENE

94110 DISTRICT: 27A CT: 124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 152334

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/16/89 in accordance with the DPW HEARING ORDER NO. 151898.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/12/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/16/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-005

(415)558-6096 450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
McAllister St., Room 301
Francisco, CA 94102
6168

NOTICE OF AAB/FTB REHEARING

llant Victor Huang

ess 840 Van Ness Avenue
San Francisco, CA 94109

Appealing AAB/FTB Decision

Property Address 840 Van Ness Avenue

Block 739 Lot 9

Appeal No. 3123 S-NC-SEQ DC

Inspector D. Gogna

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on January 24, 1990 has been received. Rehearing is set for 1:30 p.m. on February 28, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

VICTOR HUANG
Appellant

Appeal Number 3123

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19___.

(2) The affected premises are located at 840 Van Ness Ave, San Francisco. They contain 49 dwelling units and - rooming units.

(3) The decision of the Abatement Appeals Board was rendered on NOV 22, 1989.

(4) Briefly state the grounds upon which a rehearing is requested:
Inadvertently The wrong date was put on the notice to hearing.

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)
Under progress

(b) List the names of the witnesses and/or a description of the documents to be produced:
—

(c) Explain why the evidence was not produced at the original hearing:
—

Received 12-22-89 22

(Attach an additional sheet if necessary.)

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 840 Van Ness Ave. S.F. Ca 94109.

(7) The offical address of the undersigned is 780 DARRELL Rd. Hillsborough Ca 94010.
Telephone number: 415-474-1111.

Dated: Dec 22, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
PERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

ctor Huang

0 Van Ness Avenue

n Francisco, CA 94109

Date: November 8, 1989

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 840 Van Ness Avenue

BLOCK 739 LOT 09

APPEAL NO. 3123 S-NC-DEQ DC

INSPECTOR D. Gogna

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on gust 14, 1989, will be heard by the Board at 1:30 p.m. on November ~~8~~ 22, 1989 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

is is a reschedul of October 25, 1989 which was cancelled.

iginal Notice of Hearing was sent to the Appellant on November 8, 1989.

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

OF THE CITY AND COUNTY OF SAN FRANCISCO

Victor Huang, 840 Van Ness Ave. S.F. Ca.94109 Appeal Number 3|23
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19___.~~

(2) The affected premises are located at 840 Van Ness Ave. S.F. Ca.94109, San Francisco. They contain 49 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Under prograss.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Please give one more month to finineshd the job.

RECEIVED
AUG 14 1989
BUREAU OF BUILDING INSPECTION
HID ABATEMENT SECTION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~[illegible]~~, (state which) of the premises described in Paragraph (2) hereinabove 840 Van Ness Ave. S. F. Ca.94102.

(6) The offical address of the undersigned is 780 Darrell Rd. Hillsborough, Ca.94102

Telephone number: 415-474-1111.

Dated: Aug 11, 19 89.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
40 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Maria Larsen
c/o Emilia Reyes
Address 1803 Folsom Street
San Francisco, CA 94103

Appealing AAB/FTB Decision

Property Address 1337-39 Natoma Street

Block 3548 Lot 84

Appeal No. 3124 S-NC-SEQ

Inspector M. Ruiz

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on January 24, 1990 has been received. Rehearing is set for 1:30 p.m. on February 28, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR A REHEARING.

Maria Larsen c/o Emilia Reyes — Appellant

Appeal Number 3124

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12, 19__.

(2) The affected premises are located at 1337-1339 Natoma ST, San Francisco. They contain 4 dwelling units and ---- rooming units.

(3) The decision of the Abatement Appeals Board was rendered on _____.

(4) Briefly state the grounds upon which a rehearing is requested:

To Bring Bldg to Code

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)

General Repair

(b) List the names of the witnesses and/or a description of the documents to be produced:

(c) Explain why the evidence was not produced at the original hearing:

My sister Maria Larsen is very sick - (stroke) and we have to do everything slow.

(Attach an additional sheet if necessary.)

6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 1337-1337A-1339-1339A Natoma.

7) The offical address of the undersigned is 1803 Folsom ST - San Francisco, Calif. 94103.
Telephone number: 771-4093 - 863-0610.

ated: 12/18/, 1989.

Emilia Reyes
(Signature of Appellant)

ile Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, an Francisco, CA. 94102. Telephone: (415) 558-6162.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [XX] ABSENT
- [ ] PRESENT

Appellant: Maria Larsen
c/o Emilia Reyes

Address: 1803 Folsom Street
San Francisco, CA 94103

PROPERTY ADDRESS 1337-39 Natoma Street
BLOCK 3548 LOT 84
HEARING DATE November 22, 1989
APPEAL NUMBER 3124
INSPECTOR M. Ruiz

ABATEMENT APPEALS BOARD DECISION:

Appellant not being represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 18 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
ROPERTY CONSERVATION

* NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
aria Larsen
/o Emilia Reyes
803 Folsom Street
an Francisco, CA 94103

Date: November 8, 1989

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1337-39 Natoma Street
BLOCK 3548 LOT 84
APPEAL NO. 3124 S-NC-DEQ DC
INSPECTOR M. Ruiz

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on ugust 15, 1989, will be heard by the Board at 1:30 p.m. on November ~~8~~ 22, 1989 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

his is a reschedul of October 25, 1989 which was cancelled.

iginal Notice of Hearing was sent to the agent of the Appellant on November 8, 1989

D 215 (Rev. 9/87)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

BEFORE THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

Emilia Reyes for Maria Larsen
Appellant

Appeal Number 3124

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1337-TO 1339- Natoma St, San Francisco. They contain 4 dwelling units and — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appealing Sept 1st Referral to FTB (Standard Sentence)

AUG 10 1989
BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Request referral be set aside (Standard Sentence) WORK have been done in past. - No permit at The present time. Owner is very sick I'll assume responsibility as soon The Law allows me -

AUG 15 1989
BUREAU OF BUILDING INSPECTION
HID-ABATEMENT SECTION

Paid 8-15-89 gf

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Emilia Reyes Caretaker.

(6) The offical address of the undersigned is 1803 - Folsom St S.F. C.

Telephone number: 415-771-4093 - 863-0610.

Dated: August, 19 89.

Emilia Reyes
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

As soon I'm able to Assume responsibility from the Tenant I will finish the Job Emilia Reyes (56)

SF
185.10
#2
2/28/90

[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 326
February 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, Chairperson
Danny Flores
Kenneth Bohegian

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:
Don Chan, Secretary of AAB
M. Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

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ABATEMENT APPEALS BOARD HEARINGS — INSPECTOR

#6375 — 1012 Capp Street — C. Dare - HID
James P. Devenere
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall. (The appellant should verify with Inspector about the requirements to correct the code violation of this property within 30 days.)

#6376 — 140-42 Hermann Street — R. Dicks - HID
Charles Dorais, Trustee
(Present)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, April 25, 1990 at 1:30 P.M. City Hall. (Appellant should file for a building permit to establish the legality of the floors of occupancy and the number of units in this property within 60 days.)

#6377 — 1800 Broadway Street — B. Tom - HID
Denis J. Pelletier
c/o Dennis Doyle
(Absent)

DECISION: Appellant not being represented, the appeal is automatically denied.

#6378 — 124 Duncan Street — J.Singleton-BID
Natividad V. Mariano
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 P.M. City Hall. (The revised plans was submitted to Dept. of City Planning, and the plan checker will review the revised plans within 30 days.)

#6379 — 2872 Pine Street — D. Langer - HID
Edith Kober
c/o Trevor A. Roberts
(Present)

DECISION: The appeal is denied. Appellant should file for a building permit with floor plans and complete all the requirements within 30 days.

#6380 47-49 Pond Street R. Dicks - HID
Michael J. Phelps
c/o Joe Panzer, Prop. Manager
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.
(The appellant should verify with the Inspector about the complaint notice for this property within 30 days.)

#6381 2834-36 Buchanan Street T. Corlett -BID
Wells Fargo Bank NA Trustee
c/o J.R. Williams Co.
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. (May 28, 1990.)

#6382 1136-42 Union Street R. Noelke - HID
Russell & Emily Fudge
George & Deborah Breed
(Present)

DECISION: The appeal is granted. Waived the Security Ordinance which is required to protect the glass in the doors opening to the gardens.

#6383 261 - 25th Avenue D. Bowen - BID
James E. Robertson
(Present)

DECISION: The appeal is granted with the stipulation that all work (new foundation) be completed within 90 days.

ABATEMENT APPEALS CONTINUANCE

#6374 566 Naples Street T. Chiu - BID
George Arrospide Jr.
(Absent)

DECISION: Appellant not being represented, the appeal is automatically denied.

ABATEMENT APPEALS REHEARING

#6368 50 Fell Street J. Greene - HID
New College of California
c/o Matthew Kumin
(Present)

DECISION: The appeal is granted with the stipulation that appellant should submit plans to the Bureau of Engineering at 450 McAllister Street and have it approved by the engineer within 30 days. If the stipulation is not fulfilled by March 28, 1990, the case will be referred to City Attorney.

Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 326
Wednesday, February 28, 1990

FRANCHISE TAX REHEARING

#3123 840 Van Ness Avenue D. Gogna - HID
Victor Huang
(Absent)

DECISION: Appellant not being represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board. Decision is final.

#3124 1337-39 Natoma Street M. Ruiz - HID
Maria Larsen
c/o Emilia Reyes
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. If all work is not completed by May 28, 1990, Notice of Noncompliance will be referred to the Franchise Tax Board.

REQUEST FOR AAB/FTB REHEARING

#6277 280 Divisadero Street M. Inan - BID
Willard A. Gersback

The request for a rehearing is accepted by board members - W. Abend, K. Bohegian & D. Flores. The hearing will be scheduled on Wednesday, April 25, 1990 aat 1:30 p.m. City Hall.

Donald Chan

Donald Chan

35.10
28/90

[PUBLIC WORKS DEPT]

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MAR 23 1990
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 327
March 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB

SF
F85.10
#1
3/28/90

[PUBLIC WORKS DEPT]

DOCUMENTS DEPT.
MAR 23 1990
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 327
March 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-4	6384	216 Eddy Street S.F. Residential Hotels c/o G. & K. Mgmnt. Co., James Laney	I. Sarkany -HID
2.	5-8	6385	1101 Sutter Street Halsted & Co.	J. Greene - BID
3.	9-11	6386	1123 Sutter Street Halsted & Co.	J. Greene - BID
4.	12-14	6387	889-91 Vermont St. Carl H. Ernst. Jr.	M. Inan - BID
5.	15-17	6388	102 - 6th Street Manubhai & Manjuben Patel c/o Pontar Real Estate	P. Serrano -HID

ABATEMENT APPEALS CONTINUANCE

6.	18-20	6371	2038 Divisadero St. Edward C. Keefe c/o West Coast Prop. Mgmnt.Co.	M. Inan - BID
7.	21-23	6373	3439 Mission Street Paul P. & Diane J. Ortner	R. Pada - HID
8.	24-27	6375	1012 Capp Street James P. Devenere	C. Dare - HID
9.	28-31	6378	124 Duncan Street Natividad V. Mariano	J.Singleton-BID
10.	32-37	6380	47-49 Pond Street Michael J. Phelps	R. Dicks - HID

FRANCHISE TAX CONTINUANCE

11.	38-39	3135	1168 -72 Stanyan St. Ann Marie Cohen c/o Larry Stacy	Y. Morikawa-HID

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

S. F. Residential Hotels
c/o G. & K. Mgmnt Co-James Laney
465A Fairchild Dr. #113
Mountain View, CA 94043

Date: March 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 216 Eddy Street
BLOCK 332 LOT 003
APPEAL NO. 6384 S-NC-DEQ DAO
INSPECTOR Ivan Sarkany

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 14, 1990, will be heard by the Board at 1:30 p.m. on March 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on March 14, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO RESIDENTIAL HOTELS
Appellant

Appeal Number 6384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 3rd, 19 90.

(2) The affected premises are located at 216 EDDY STREET, San Francisco. They contain 100 dwelling units and N/A rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The installation of hard wired smoke detectors in all dwelling units.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

An additional 180 day extension is requested. The San Francisco Residential Hotels is currently in negotiations with the North of Market Development Corporation for the sale of the premises at 216 Eddy Street. The installation of the smoke detectors would be a substantial financial hardship to the property. It is believed that federal funds will be made available to (NOMDC) for improvements which could include hard wired smoke detectors. The tentative closing is May 15, 1990.

RECEIVED
FEB 8 1990
G & K MANAGEMENT MVO

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove JAMES R. LANEY.

(6) The offical address of the undersigned is 465A FAIRCHILD DR, #113 MOUNTAIN VIEW, CA 94043.

Telephone number: (415) 968-2080.

Dated: FEBRUARY 2, 19 90.

James R. Laney
(Signature of Appellant)

RECEIVED
FEB 1 1990

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

February 6, 1990

216 Eddy Street
AAB Filing Fee

S. F. Residential Hotels
c/o G & K Mgmnt Co-James Laney
465A Fairchild Dr., #113
Mountain View, CA 94043

Dear Sir/Madam:

Per Section 332.3 of the San Francisco Building Code, a fee of $43.00 must be paid for filing an appeal with the Abatement Appeals Board.

Please resubmit your request for appeal along with your check in the amount of $43.00, made payable to Bureau of Building Inspection, and we will schedule your case for an AAB hearing at the earliest opportunity.

For further information, please call 554-8742.

Very truly yours,

Laurence M. Kornfield
Chief Building Inspector

RECEIVED
FEB 8 1990
G & K MANAGEMENT MVC

554-8742 1390 Market St., Suite 250
(415) 558-XXXX 450 McAllister Street San Francisco 94102 -

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

RECEIVED
FEB 8 1990
G & K MANAGEMENT MVL

DATE: 01/12/90
PROPERTY ADDRESS:
216 EDDY ST
BLOCK: 0332 LOT: 003
SEQ: 01 CASE: DAO

SF RESIDENTIAL HOTELS
%G & K MGMNT CO-JAMES LANEY
465A FAIRCHILD DR #113
MOUNTAIN VIEW CA 94043

OWNER'S NAME:
S F RESIDENTIAL HOTELS

INSPECTOR: IVAN SARKANY
DISTRICT: CT: 125

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 153471

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/03/90 in accordance with the DPW HEARING ORDER NO. 152906.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/30/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 01/03/90

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-006R

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

ac

(4)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Halsted & Co
1123 Sutter Street
San Francisco, CA 94109

Date: March 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1101 Sutter Street
BLOCK 692 LOT 001
APPEAL NO. 6385 S-NC-DEQ PPO
INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 18, 1990, will be heard by the Board at 1:30 p.m. on March 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appelant on March 14, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 18 1990
DIV. APT. & HOTEL INSP.

HALSTED & CO.
Appellant

Appeal Number 6385

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on DECEMBER 6, 1990.

(2) The affected premises are located at 1101 SUTTER STREET, San Francisco. They contain NO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

"The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order."

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We need additional time to evaluate the impact of the forth coming seismic reinforcement ordinance.

A preliminary evaluation by a qualified engineer has determined that the building may not be economically reinforced to comply with the seismic reinforcement ordinance.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 1123 SUTTER STREET, SAN FRANCISCO CA 94109.

Telephone number: (415) 673-3000.

Dated: JANUARY 18, 1990.

HALSTED N. GRAY-CAREW & ENGLISH INC.
BY: ARCH MONSON JR
(Signature of Appellant)
CHAIRMAN OF THE BOARD

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 12/22/89
PROPERTY ADDRESS:
1101 SUTTER ST
BLOCK: 0692 LOT: 001
SEQ: 01 CASE: PPO

HALSTED & CO
1123 SUTTER ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
HALSTED & CO

INSPECTOR: JOHN GREENE

DISTRICT: 27A CT: 120

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 153213

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/06/89 in accordance with the DPW HEARING ORDER NO. 152581.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/09/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/06/89

Very Truly Yours,

Richard G. Evans
Director of Public Works

27A-P20-P20-005

(415)558-6096 450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

Halsted N. Gray Carew & English Inc.

February 15, 1990

Department of Public Works
Bureau of Building Inspection
450 McAllister Street
San Francisco, CA 94102-4583

RE: 1101 Sutter Street
AAB Filing fee

Attention: Laurence M. Kornfield
Chief Building Inspector

Gentlemen:

Enclosed please find our check number 36913 in the amount of $43.00 as requested in your letter of February 2, 1990.

When I picked up the appeal forms at your new Market Street office no mention was made of a filing fee. Nor was it mentioned when the completed form was returned to the 450 McAllister Street office.

Trust the forms are now in order.

Very truly yours,

HALSTED N. GRAY-CAREW & ENGLISH INC.

RECEIVED
FEB 20 1990

Arch Monson, Jr.
Chairman of the Board

AM;ivr
encl.

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• Quong Fook Sang •

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Halsted & Co.

1123 Sutter Street

San Francisco, CA 94109

Date: March 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1123 Sutter Street

BLOCK 692 LOT 019

APPEAL NO. 6386 S-NC-DEQ PPO

INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 18, 1990, will be heard by the Board at 1:30 p.m. on March 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on March 14, 1990. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 18 1990
DIV. APT. & HOTEL INSP.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

HALSTED & CO.
Appellant

Appeal Number 6386

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on DECEMBER 6, 1989.

(2) The affected premises are located at 1123 SUTTER STREET, San Francisco. They contain NO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

"The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order."

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We need additional time to evaluate the impact of the forth coming seismic reinforcement ordinance.

A preliminary evaluation by a qualified engineer has determined that the building may not be economically reinforced to comply with the seismic reinforcement ordinance.

RECEIVED
FEB 20 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 1123 SUTTER STREET, SAN FRANCISCO CA 94109

Telephone number: (415) 673-3000

HALSTED N. GRAY-CAREW & ENGLISH INC.

Dated: JANUARY 18, 19 90.

BY: ARCH MOXSON
Signature of Appellant
CHAIRMAN OF THE BOARD

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 12/22/89
PROPERTY ADDRESS:
1123 SUTTER ST
BLOCK: 0692 LOT: 019
SEQ: 01 CASE: PPO

HALSTED & CO
1123 SUTTER ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
HALSTED & CO

INSPECTOR: JOHN GREENE

DISTRICT: 27A CT: 120

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 153208

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/06/89 in accordance with the DPW HEARING ORDER NO. 152574.
The hearing was conducted by a representative of the Director.
The OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/09/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/06/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-005

(415)558-6096 450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

(11)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Carl H. Ernst, JR.
887 Vermont Street
San Francisco, CA 94107

Date: March 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 889-891 Vermont Street
BLOCK 4093 LOT 052
APPEAL NO. 6387 S-NC-DEQ BWO
INSPECTOR Gerald Pacatte/Mike Inan

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 21, 1990, will be heard by the Board at 1:30 p.m. on March 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on March 14, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FEB 21 1990

CARL ERNST
Appellant

Appeal Number 6387

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 17, 1990.

(2) The affected premises are located at 889-891 VERMONT St., San Francisco. They contain 2 dwelling units and ~~0~~ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I HAVE BEEN ORDERED to modify my building to correct SEVERAL CODE VIOLATIONS FOUND by Building INSPECTORS. AN Application to correct THE VIOLATIONS REMAINS IN THE PLANNING DEPARTMENT. I CANNOT PROCEED WITH CORRECTIONS LACKING A PERMIT. I HAVE AGREED TO MAKE THE CORRECTIONS EXCEPT FOR INSTALLING A USELESS WINDOW AND HAVE APPLIED FOR A VARIANCE FOR SAME.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I will PRESENT EVIDENCE to SHOW: (1.) THAT I WAS NOT NOTIFIED ABOUT the 1-17-90 HEARING Until 5 DAYS AFTER it WAS HELD. (2.) THE VIOLATIONS WERE NOT DONE by me, but A CONTRACTOR WHO CIRCUMVENTED Building DEPARTMENT PROCEEDURES AND CAUSED THE VIOLATIONS to EXIST.

I NEED to be RELIEVED of THE THREAT of CONDEMNATION of my building, AND BEING FORCED To modify my building WHERE EXISTING CONDITIONS EITHER CONFORM to PRESENT CODES OR IN THE CASE OF THE FRONT bay WINDOW WOULD CAUSE HARDSHIP AND DAMAGE THE VALUE OF THE PROPERTY, THE building's STRUCTURAL integrity, AND CREATE A PERMANENT IMPAIRMENT to THE QUALITY OF LIFE of PRESENT & FUTURE OCCUPANTS.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 865 VERMONT, SAN FRANCISCO CA 94107.

Telephone number: (415) 285-1492.

Dated: 2-21, 1990.

Carl Ernst
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ADDRESS:
889-891 VERMONT STREET

BLOCK: 4093 LOT: 52
SEQ.: 01 CASE: BW0

INSPECTOR:
GERALD PACATTE

CARL H. ERNST, JR.
887 VERMONT STREET
SAN FRANCISCO, CA 94107

OWNER'S NAME:
CARL H. ERNST, JR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,550

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 17, 1990 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,878 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 13, 1990

OWNER
FILE (2)
BID (5)

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JANUARY 17, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
'ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
Patel, Manubhai T. & Manjuben M.
c/o Pontar Real Estate
235 Montgomery St., #439
San Francisco, CA 94104

Date: March 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 102 - 6th Street
BLOCK 3726 LOT 001
APPEAL NO. 6388 S-NC-DEQ DIO
INSPECTOR Patricio Serrano

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on arch 7, 1990, will be heard by the Board at 1:30 p.m. on March 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on March 14, 1990.

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MT. PATEL
PONTAR RE, AGENT
Appellant

Appeal Number 6388

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 14, 1990.

(2) The affected premises are located at 102 6th STREET, San Francisco. They contain _____ dwelling units and 12 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
THERE ARE PRESENTLY 12 ROOMING UNITS, 1 KITCHEN + 1 WATER HEATER ROOM. KITCHEN HAS BEEN THERE FOR 20 + YRS INSPECTOR WANTS KITCHEN REMOVED AND PREMISES RESTORED TO 14 ROOMING UNITS OR ADD A SECOND COMMUNITY KITCHEN. ALL OTHER WORK HAS BEEN COMPLIED WITH.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

WANT TO LEGALIZE PREMISES AS 11 ROOMING UNITS 1 WATER HEATER ROOM AND 1 MGR APT WITH KITCHEN IT MAKES NO SENSE TO TAKE A ROOM OFF THE RENT ROLLS TO ADD A COMMUNITY KITCHEN WHICH THE TENANTS NEVER HAD

(Attach an additional sheet if necessary.)

(5) The undersigned is the ~~owner~~/agent/~~tenant~~, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 235 MONTGOMERY ST #431 SAN FRANCISCO 94104.
Telephone number: 421.2877.

Dated: MARCH 7, 1990.

Mt Patel
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

MAR 7 1990

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 102 - 6th STREET

BLOCK: 3726 LOT: 1
SEQ. 01 CASE: DI0

INSPECTOR:
PATRICIO SERRANO

PATEL, MANUBHAI T. & MANJUBEN M.
c/o PONTAR REAL ESTATE
235 MONTGOMERY ST., #439
SAN FRANCISCO, CA 94104

OWNER'S NAME:
PATEL, MANUBHAI T. &

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,775

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/14/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,153 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

5-14-90 1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 13, 1990

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 14, 1990

(415) 554-6920 Room 260, City Hall San Francisco 94102

(6) The offical address of the undersigned is 235 MONTGOMERY ST #439 SAN FRANCISCO 94104.

Telephone number: 421.2877.

Dated: March 7, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

MAR 7 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: Edward C. Keefe
c/o West Coast Prop. Mgmnt. Co.

Address: 710 Van Ness Avenue
San Francisco, CA 94102

PROPERTY ADDRESS 2038 Divisadero Street
BLOCK 1026 LOT 17
HEARING DATE January 24, 1990
APPEAL NUMBER 6371
INSPECTOR M. Inan

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.
(The Attorney, Jeffrey Haber who represent the owner, Edward C. Keefe was injured on the freeway due to the October 17, 1989 earthquake. Therefore, the case is not ready to present.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: FEB 9 1990

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

EDWARD COTTER KEEFE
Appellant

Appeal Number 6371

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 20, 1989.

(2) The affected premises are located at 2038 Divisadero, San Francisco. They contain 12 dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of abatement that a permit for alterations to the face of 2038 Divisadero be obtained within 30 days and that conforming work be completed within 90 days.
Permit was obtained in 1986 and appellant was told that a Mr. Thompson would call if he felt that the face of the building needed to be re-opened for inspection. No call was forthcoming.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Withdrawal of order of abatement and waiver of penalties for issuance of permit.
Mr. Keefe was out of town during the 9/20/89 hearing.
There was a hearing on the same matter in 1986, penalties were paid and a permit issued, but permit was misplaced. Appellant thought the matter was resolved.

Correspondence between City and Jeffrey B. Haber, attorney for Keefe, was misdirected. Keefe, through his counsel, believed a continuance was granted.

RECEIVED
OCT 10 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove ~~2038 Divisadero~~ Attorney for Mr. Keefe. 2038 Divisadero S.F. CA

(6) The offical address of the undersigned is 2858 Diamond Street, San Francisco CA 94131.

Telephone number: (415) 586-4300.

Dated: 10-10, 1989.

Jeffrey Haber
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 09/29/89
PROPERTY ADDRESS:
2038 DIVISADERO ST
BLOCK: 1026 LOT: 017
SEQ: 01 CASE: BWO

KEEFE EDWARD C
% WEST COAST PROP MGMNT CO
710 VAN NESS AV
SAN FRANCISCO CA 94102

OWNER'S NAME:
KEEFE EDWARD C

INSPECTOR: ALLAN THOMPSON

DISTRICT: 14A CT: 134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152654

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/20/89 in accordance with the DPW HEARING ORDER NO. 152172.
The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/17/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/20/89

Very Truly Yours,

Richard J. Evans
Director of Public Works

14A-P20-P20-008

(415)558-6096 450 MCALLISTER ROOM 201 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
150 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: Paul P. & Diane J. Ortner
Address: 2416 Summit Drive
Hillsborough, CA 94010

PROPERTY ADDRESS: 3439 Mission Street
BLOCK: 5673 LOT: 25
HEARING DATE: January 24, 1990
APPEAL NUMBER: 6373
INSPECTOR: R. Pada

ABATEMENT APPEALS BOARD DECISION:

The case continued for 60 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.

(The present or the potential owners will decide whether the building will be converted or legalized within the 60 days and submit the necessary documents & plans to the Housing Inspection Division & Dept. of City Planning.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: FEB 9 1990

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Paul A Wadzeck
Appellant

Appeal Number 6373
order # 152776

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Oct 16/89, 19__.

(2) The affected premises are located at 3437-3439-3441 Mission, San Francisco. They contain 2 Stores dwelling units and 2 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can't start work until upstairs tenants are out of building. The flat is being used as a rooming house & the tenants need to be out before work can be started.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The relief that I need is is that I need all the tenants to get out of the upstairs flat. Three people have moved out & I need 3 more tenants to get out.

RECEIVED
OCT 23 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 57 Warren Dr. San Francisco, Calif 94131.

Telephone number: 695-2734.

Dated: Oct 23, 1989.

Paul A Wadzeck
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/06/89
PROPERTY ADDRESS:
3439 MISSION ST
BLOCK: 5673 LOT: 025
SEQ: 01 CASE: DIO

ORTNER PAUL P & DIANE J
2416 SUMMIT DR
HILLSBOROUGH CA
94010

OWNER'S NAME:
ORTNER PAUL P & DIANE J

INSPECTOR: RUDY PADA
DISTRICT: CT: 253

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 152776

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/27/89 in accordance with the DPW HEARING ORDER NO. 152243.
The hearing was conducted by a representative of the Director.
The OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.1 of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Room 301, 450 McAllister Street (558-6168), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/24/89.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/27/89

Very Truly Yours,

Richard Evans

Richard A. Evans
Director of Public Works

P20-D20-005B

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant James P. Devenere
Address 1012 A Capp Street
San Francisco, CA 94110

PROPERTY ADDRESS 1012 Capp Street
BLOCK 6528 LOT 3
HEARING DATE February 28, 1990
APPEAL NUMBER 6375
INSPECTOR C. Dare

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.
(The appellant should verify with Inspector about the requirements to correct the code violation of this property within 30 days.)

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 3/20/90

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James P. Devenere

1012 A Capp Street

San Francisco, CA 94110

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1012 Capp Street

BLOCK 6528 LOT 003

APPEAL NO. 6375 S-NC-DEQ DC

INSPECTOR Colbert Dare

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 1, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

OF THE CITY AND COUNTY OF SAN FRANCISCO

JAMES P. Devenere
Appellant

Appeal Number 6375

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in support thereof:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12-20, 1989.

(2) The affected premises are located at 1012-1014 CAPP St., San Francisco. They contain 3 dwelling units and 14 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

When I spoke to inspector Dare about keeping the building listed as 3 units he gave no information or specific requirements about doing so. I hired a architect to draw up plans to keep the property as 3 units. I then hired a plumber to install a 15 head sprinkler system.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Received FEB 1 1990

To Appeals Board Review, What I specifically need is for an inspector to visit the property and specify exactly what requirements are needed to keep the property as three units. Please assist me in clearing this matter up as soon as possible. Also, please be advised that my building has a hardwired smoke and heat sensored alarm system. In closing I would like to point out that there are immediate family members with children who would be severely effected if this matter is not given careful consideration.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove 1012-1A CAPP St. SF. CA.

(6) The offical address of the undersigned is 1012 A. CAPP St. SF. CA. 94110.

Telephone number: 415-824 1687.

Dated: 1-30, 1990.

James P. Devenere
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ADDRESS: 1012 CAPP STREET

BLOCK: 6528 LOT: 3
SEQ. 01 CASE: DC0

INSPECTOR:
COLBERT DARE

DEVENERE, JAMES P.
1012 CAPP STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
DEVENERE, JAMES P.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 153,375

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 12/20/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,726 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 23, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: DECEMBER 20, 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

ppellant Natividad V. Mariano
ddress 124 Duncan Street
San Francisco, CA 94110

PROPERTY ADDRESS 124 Duncan Street
BLOCK 6594 LOT 9
HEARING DATE February 28, 1990
APPEAL NUMBER 6378
INSPECTOR J. Singleton

BATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.
(The revised plans was submitted to Dept. of City Planning, and the plans checker will review the revised plans within 30 days.)

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 3/20/90

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Natividad V. Mariano
124 Duncan Street
San Francisco, Ca 94110

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 124 Duncan Street
BLOCK 6594 LOT 009
APPEAL NO. 6378 S-NC-DEQ BW
INSPECTOR John Singleton

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on ebruary 2, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on February 14, 1990.

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

NATIVIDAD V. MARIANO
Appellant

Appeal Number 6378

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 22, 1990.

(2) The affected premises are located at 124 Duncan Street, San Francisco. They contain 1 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Mr. Christopher Hardy of 333-1943 with the cell 410660 did my deck and he said he has done a number of decks without permit. So he worked on my deck and installed also the glass top so the deck could be used even on winter as playroom for the kids. The application was filed and paid for but I received a notice that its incomplete so I sent it back to the person I asked to work on it (Cecil). I don't understand anything on this matter or have no time

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need more time to get a contractor who can honestly work on this project without any mistakes. I can't get hold of Mr. Hardy after I paid him. I also need to get some money to get this project done. I am working to meet all these requirements but I need ample time and attention. I am requesting an additional 60 days to work on this little project. I'm definitely working towards its completion. To be honest with you, I'm fed up with the harassment I'm getting from Inspector Singleton when he come in my house without calling or giving due notice. He has entered my house without notice and I was shocked of my privacy (I just thought he violated). I didn't know that this is practiced in San Francisco

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant (state which) of the premises described in Paragraph (2) hereinabove 124 Duncan St. SF CA. 94110.

(6) The official address of the undersigned is 124 Duncan Street, San Francisco, CA 94110.

Telephone number: _____.

Dated: Jan. 22, 1990.

N. Mariano
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Received
FEB 2 1990

ADDRESS: 124 DUNCAN STREET

BLOCK: 6594 LOT: 9
SEQ. 01 CASE: BW0

INSPECTOR:
JOHN SINGLETON

MARIANO, NATIVIDAD V.
124 DUNCAN STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
MARIANO. NATIVIDAD V.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 153,374

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 12/20/89 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,724 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 60 DAYS TO OBTAIN A BUILDING PERMIT.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 301, 450 MCALLISTER STREET ~~(558-6168)~~ 554-8742, AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 23, 1990

Bureau Bldg Insp. 1390 Market, Rm 250

Richard Evans
RICHARD E. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: DECEMBER 20, 1989

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [XX] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

ppellant Michael J. Phelps
ddress c/o Joe Panzer
5 Reed Ranch Road
Tiburon, CA 94920

PROPERTY ADDRESS 47-49 Pond Street
BLOCK 3564 LOT 58
HEARING DATE February 28, 1990
APPEAL NUMBER 6380
INSPECTOR R. Dicks

BATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.
(The appellant should verify with the Inspector about the complaint notice for this property within 30 days.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 3/20/90

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Michael J. Phelps

5 Reed Ranch Road

Tiburon, CA 94920

Date: February 14, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 47-49 Pond Street

BLOCK 3564 LOT 058

APPEAL NO. 6380 S-NC-DEQ DC

INSPECTOR Ron Dicks

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on ebruary 5, 1990, will be heard by the Board at 1:30 p.m. on February 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

riginal Notice of Hearing was mailed to the Appellant on February 14, 1990.

CD 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

J. MICHAEL PHELPS
Appellant

Appeal Number 6380
(Abatement Order 153,469)

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 3, 1990.

(2) The affected premises are located at 47-49 Pond Street, San Francisco. They contain two dwelling units and zero rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Department of Public Works held a hearing on Jan. 3, 1990, without any proper notice given to the owner of the property. In this improper hearing (the owner, of course, being absent because of not being notified) the DPW relied on falsified information supplied by the Building Inspector and stated falsely that there was "excess storage" in the garage.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Appellant requests that (1) the subject Order be rescinded due to the Board's clear failure to follow its own procedures and to comply with even basic due process procedures and (2) the property be re-inspected by a new and different building inspector due to the bais and untruthfulness of the inspector who made the initial complaint. The reasons are further spelled out in the attached letter of Jan. 25, 1990, which, to date, has not been responded to by DPW.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent/tenant~~ (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 5 Reed Ranch Rd., Tiburon, Ca. 94920
(SEND NOTICES, ETC. BY REGULAR MAIL ONLY, NOT CERTIFIED MAIL.)

Telephone number: (415) 821-3167 (Real Management Co; Joel Panzer)

Dated: Feb. 5, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

January 25, 1990

J. Michael Phelps
5 Reed Ranch Rd.
Tiburon, Ca. 94920

Richard J. Evans
Director of Public Works
City Hall, Room 260
San Francisco, Ca. 94102

re: 47-49 Pond St., SF
(Abatement Order 153,469)

Dear Mr. Evans:

I am the owner of the above property.

Yesterday I received from one of my tenants at the property a copy of the enclosed notice dated January 3, 1990. The notice states falsely that "notice has been duly given as required by law... more than 48 hours prior to the hearing." I never received any notice whatsoever prior to the hearing! I have investigated this matter and determined that a notice apparently was sent regarding the January 3 hearing to the owner of the property across the street. Enclosed please find a copy of the hearing notice, which was not sent to me but instead to Lloyd Braa at 46 Pond Street, San Francisco. At no time was any notice properly given to me. Thus, I request that Order No. 153,469 be rescinded and that a properly-noticed hearing be established.

I request that as to any hearing notice that it be sent by regular mail, not certified mail to me at 5 Reed Ranch Road, Tiburon, Ca. 94920. I am not able to pick up certified mail (because the post office where I live never is open at any of the times when I am in town).

As to the "merits" of this matter, the underlying allegation also is false. There is no "excess storage" in my garage.

Accordingly I request that : (1) the January 3, 1990, order be rescinded in its entirety and (2) the August 10, 1989, alleged violation notice be dismissed in its entirety.

Very truly yours,

J. Michael Phelps

J. MICHAEL PHELPS

cc: Joel Panzer

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
HOUSING INSPECTION DIVISION

BRAA LLOYD H
46 POND ST
SAN FRANCISCO CA 94114

DATE: 11/06/89
PROPERTY ADDRESS:
47-49 POND ST
BLOCK: 3564 LOT: 068
SEQ: 01 CASE: DCO

OWNER'S NAME:
BRAA LLOYD H

INSPECTOR: RON DICKS
DISTRICT: CT: 203

Notice of Regular
Hearing of Complaint

Order Number: 152904

Date and Time of Hearing 01/03/90 10 A.M.

At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

The Owner of Record is instructed to advise the holder of any Mortgages or Deeds of Trust for which this property is security of these proceedings. Also, the Department of Public Works shall be advised of the names of holders of Mortgages or Deeds of Trust on this property.

BY ORDER OF THE DIRECTOR OF PUBLIC WORKS.

Very Truly Yours,

Richard G. Evans, Director
Department of Public Works

DPW-405G (6/79)
(415)558-6220

P10-D10-005U
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

City and County of San Francisco — Department of Public Works

Office of the Director

ADDRESS: 47-49 POND STREET

BLOCK: 3564 LOT: 58
SEQ. 01 CASE: DC0

INSPECTOR:
RON DICKS

MICHAEL J. PHELPS
5 REED RANCH ROAD
TIBURON, CA 94920

OWNER'S NAME:
MICHAEL J. PHELPS

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE

ORDER NO. 153,469

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/03/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,904 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 30, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 3, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant: Ann Marie Cohen
Address: c/o Larry Stacy
P. O. Box 18277
San Francisco, CA 94118

PROPERTY ADDRESS 1168-72 Stanyan Street
BLOCK 1282 LOT 15
HEARING DATE January 24, 1990
APPEAL NUMBER 3135
INSPECTOR Y. Morikawa

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday, March 28, 1990 at 1:30 p.m. City Hall.

(1) The appellant shall submit the document of judgement from the Court at the next hearing (3/28/90).

(2) The Bureau of Building Inspection & Dept. of City Planning will present the information to the AAB regarding the cancelled PA#8808367.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: FEB 5 1990

OF THE CITY AND COUNTY OF SAN FRANCISCO

Anne Marie Conner
Appellant

Appeal Number 3135

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.~~

(2) The affected premises are located at 1168-72 Sanchez, San Francisco. They contain 6 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Notice of Non Compliance

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

All violations were cleared within 30 days of original notice except removal of wallpaper. We were forced to bring in lawsuit against tenant and there were delays in having the matter heard. The zone was since signed off on the entire building and we believe there are at present no violations.

9-13-89

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove William A. Palmer, Owner.

(6) The offical address of the undersigned is P.O. Box 18277 S.F., CA 94118.

Telephone number: 221-2072.

Dated: 9/9, 1989.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

= Pub Wks

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2
3/28/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 327
March 28, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
APR 9 1990
SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:
Don Chan, Secretary of AAB
M. Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS — INSPECTOR

#6384 — 216 Eddy Street — I.Sarkany - HID
S.F. Residential Hotels
c/o G. & K Mgmnt. Co.
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. (September 28, 1990)

#6385 — 1101 Sutter Street — J. Greene - BID
Halsted & Co.
c/o Arch Monson Jr.
(Present)

DECISION: The appeal is denied. Uphold the Director's Order.

#6386 — 1123 Sutter Street — J. Greene - BID
Halsted & Co.
c/o Arch Monson Jr.
(Present)

DECISION: The appeal is denied. Uphold the Director's Order.

#6387 — 889-91 Vermont Street — M. Inan - BID
Carl H. Ernst Jr.
(Present)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, May 23, 1990 at 1:30 P.M., room 282, City Hall. (Appellant should contact inspector and set up inspection appointment within 60 days. Also, the subject property must remain as 2 units at the present time, and the 3rd unit is not allowed to be occupied without approval from the Dept. of City Planning & Bureau of Building Inspection.)

Note: AAB member, Mr. Abend did not participate in this case because to the appellant is one of his client.

#6388 — 102 - 6th Street — P. Serrano -HID
Manubhai & Manjuben Patel
c/o Pontar Real Estate
(Present)

DECISION: The appeal is granted with the following stipulations:
(1) Appellant should file for a building permit with adequate plans within 60 days from this hearing date.
(2) All work be completed within 180 days after the building permit is issued.

Abatement Appeal Board & Franchise Tax Hearings
Minutes of Hearing No. 327
Wednesday, March 28, 1990

ABATEMENT APPEALS CONTINUANCE

#6371 2038 Divisadero Street M. Inan - BID
Edward C. Keefe
c/o West Coast Prop. Mgmnt. Co.
(Present)

DECISION: The appeal is denied. Uphold Director's Order. The case will be referred to City Attorney.

#6373 3439 Mission Street R. Pada - HID
Paul P. & Diane J. Ortner
(Absent)

DECISION: Appellant not being represented, the appeal is automatically denied.

#6375 1012 Capp Street C. Dare - HID
James P. Devenere
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. (June 28, 1990)

#6378 124 Duncan Street J.Singleton-BID
Natividad V. Mariano
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. (September 28, 1990)

#6380 47-49 Pond Street R. Dicks - HID
Michael J. Phelps
(Absent)

The case has been abated.

FRANCHISE TAX REHEARING

#3135 1168-72 Stanyan Street Y.Morikawa -HID
Ann Marie Cohen
c/o Larry Stacy
(Absent)

The case has been abated.

REQUEST FOR AAB/FTB REHEARING

#6374 566 Naples Street T. Chiu - BID
George Arrospide Jr.

The request for a rehearing is accepted by board members - S. Yawitz & K. Bohegian. Mr. W. Abend did not accepte the request. The hearing will be scheduled for Wednesday, April 25, 1990 at 1:30 P.M., room 282, City Hall.

Donald Chan

SF
P85.10
#1

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 328
April 25, 1990

SF
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4/25/90

DOCUMENTS DEPT.
APR 16 1990
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 328
April 25, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6389	231-33 Capp Street Richard & Lezlie Shencopp	R. Dicks - HID
2.	4-6	6390	711 Taraval Street Harold A. Parker Co. Tr. c/o Jonathan Parker	P. McKenzie-HID
3.	7-9	6391	750 Laguna Honda Blvd. Marvin & Marion James, Trs.	P. McKenzie-HID
4.	10-12	6392	2123-25 Beach St. Cuneo Family Trust c/o James D. Palmer, Jr.	P. Serrano -HID
5.	13-15	6393	268 Dalewood Way Frank A. Ravetti	P. McKenzie-HID
6.	16-18	6394	331-35 Hugo Street Richard M. Glantz	P. McKenzie-HID

ABATEMENT APPEALS REHEARING

7.	19-22	6277	280 Divisadero Street Willard A. Gersbach	M. Inan - BID
8.	23-28	6374	566 Naples Street George Arrospide, Jr.	T. Chiu - BID

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard L. & Lezlie N. Shencopp
231 Capp Street
San Francisco, CA 94110

Date: April 4, 1990

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 231-33 Capp Street
BLOCK 3575 LOT 60
APPEAL NO. 6389 S-NC-DEQ DCO
INSPECTOR Ron Dicks

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 15, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellants on 4-4-90.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD L. SHENCOPP
Appellant

Appeal Number 6389
Order No. 153,724.

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 7, 1990.

(2) The affected premises are located at 231-233 Capp Street, San Francisco. They contain 2 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) The findings of the representative of the director are incorrect insofar as they affirm the statements made in the complaint. Also, the orders of the director are misleading and inaccurate as they do not reflect the statements made at the hearing.

① Due process was not followed in the filing of the complaint because adequate notice was not given re the abatement hearing + procedure.

② The director's orders do not include the reference to an approx. $2000 fee which we were later told was in fact a fine + in neither case is appropriate and in the second instance, is not referred in the order.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The area in question was designed as a garage, is presently being used as a garage and we are told its use as a garage is illegal. The absurdity of the City's position is so obvious that it belies the fact that those individuals carrying out its orders are ridiculous and have admitted to the absurdity of their position.

Relief should include the "abatement" of any "fine" due to the lack of due process by the City and removal of the order to require a permit for us to use the garage as a garage (where is Herb Caen when I need him)!

RECEIVED
MAR 15 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent/tenant,~~ (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 231-233 Capp Street _____.

Telephone number: (415) 252-0335

Dated: March 13, 1990.

Richard Shencopp
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

San Francisco **Department of Public Works**

Office of the Director

RESS: 231-233 CAPP STREET

BLOCK: 3575 LOT: 60 INSPECTOR:
SEQ. 01 CASE: DC0 RON DICKS

SHENCOPP, RICHARD L. & LEZLIE N.
231 CAPP STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
SHENCOPP, RICHARD L. &
LEZLIE N.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,724

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/07/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,132 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 6, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 7, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Harold A. Parker Company, TR.
c/o Harold A. Parker
P.O. Box 1065
Tiburon, CA 94920

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 711 Taraval Street
BLOCK 2408 LOT 048
APPEAL NO. 6390 S-NC-DEQ DCO
INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 16, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant & Appellant's agent on 4-4-90.

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

HAROLD A. PARKER CO.
Appellant

Appeal Number 6390

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 7, 19 90.

(2) The affected premises are located at 711 Taraval Street, San Francisco. They contain _____ dwelling units and _____ rooming units. Office

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of Abatement Under Section 203-203.R of the Building Code.
Order No. 153,726

We hereby appeal to the Board of Appeals for continuance of the determinations made by the Board of Directors based upon the facts submitted at the hearing inasmuch as we have filed on February 27, 1990, a request to the Board of Examiners for Variance or Interpretation of Section 502 and Section 104 (f).

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

In view of the above, we request the Board for more time pending the result of our application to the Board of Examiners.

RECEIVED
MAR 16 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent.

(6) The offical address of the undersigned is 1844 Union Street, San Francisco, CA 94123.

Telephone number: 415-563-6900.

Dated: March 14, 19 90.

(Signature of Appellant)
Jonathan Parker

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 711 TARAVAL STREET

BLOCK: 2408 LOT: 48 INSPECTOR:
SEQ. 01 CASE: DC0 PATRICK MCKENZIE

HAROLD A. PARKER COMPANY, TR.
c/o HAROLD A. PARKER
P. O. BOX 1065
TIBURON, CA 94920

OWNER'S NAME:
HAROLD A PARKER CO., TR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,726

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/07/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,139 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

-90 ✓ THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
2. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 6, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 7, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Marvin & Marion C. James, Trs.

4702 Karen Way

El Cajon, CA 92020

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 750 Laguna Honda Blvd.

BLOCK 2917 LOT 003

APPEAL NO. 6391 S-NC-DEQ DC1

INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 20, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellants on April 4, 1990.

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Marion James
Appellant

Appeal Number 6391

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.

(2) The affected premises are located at 750 Laguna Honda Blvd., San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

On February 5, 1990, I received a summons to appear at San Francisco City Hall 2/21/90. It was impossible for me to appear on said date, as I had plans to be out of the country at this time---tickets paid for and people depending on my going. I immediately called Mr Mc Kenzie, who referred me to his supervisor, Mr Fung, who via the telephone granted me a 30 day extension: new hearing 3/21/90. I wrote a registered letter to Mr R. Evans, 2/7/90 to insure that things would not be over looked or not rescheduled as happened to me in the past. Had I known it was not rescheduled, I would have had someone there to represent me. I did not wilfully not attend.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The property is not a public nuisance. It is a well maintained home with a small unit down-stairs. The property was built in 1926 including the downs tairs unit. Your ins pector confirmed that when it was inspected. This whole problem stems from a cranky, vindictive w oman who lives next door and resented my daughter and 2 classmates(all dental students at UCSF) living there: she complained about their parking, their cat, small papers from the garbage blowing onto her driveway, etc. On or about this time in '87 my husband was killed in a bicycling accident which compounded the misery of all this harassment. I enjoy the unit downstairs as an art studio and would appreciate your allowing it to remain as is.

RECEIVED
MAR 20 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove owner.

(6) The offical address of the undersigned is 4702 Karen Way El Cajon, Ca. 92020

Telephone number: (619)444-7505 — (415) 566-9053.

Dated: March 19, 1990.

Marion James
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 750 LAGUNA HONDA BLVD.

BLOCK: 2917 LOT: 3 INSPECTOR:
SEQ. 01 CASE: DC1 PATRICK MCKENZIE

JAMES, MARVIN & MARION C., TRS. OWNER'S NAME:
4702 KAREN WAY JAMES, MARVIN & MARION
EL CAJON, CA 92020

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,823

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/21/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,565 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

90 THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 20, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 21, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Cuneo Family Trust B.
c/o Angiolina G. Cuneo Trustee
1503 Whipple Avenue
Redwood City, CA 94062

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2123-25 Beach Street
BLOCK 919 LOT 1L
APPEAL NO. 6392 S-NC-DEQ DIO
INSPECTOR Patricio Serrano

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 29, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant and a copy was mailed to the Appellant's Fudiciary on 4-4-90.

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Cuneo Family Trust
Appellant

Appeal Number 6392

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 28, 1990.

(2) The affected premises are located at 2123-2125 Beach Street, San Francisco. They contain 2 dwelling units and 1 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
der of Abatement under Section 203-203.R of the Building Code is appealed from regard to the subject property. The subject property has been standing cant since the death of its owner Mrs. Angiolina G. Cuneo (prior trustee of the neo Family Trust) in 1987. Condition of the premises has been complained of by e Superintendent and was determined to constitute a public nuisance.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
e appellant was appointed successor trustee of the Cuneo Family Trust on nuary 25, 1990 by San Mateo County Superior Court. The Court order prevents the ustee from proceeding ahead without further Court order instructing the ustee. Petition for authority to list the subject property for sale in an 's is" condition has been filed and is scheduled for hearing by Court April 16, 90. Copy of the petition was furnished to the Inspector on February 21, 1990. e requested Court order would state that to show the property in an "as is" ndition will better disclose any and all defects existing on the premises any potential buyer. The appealed action should be modified to permit the rrection of any complained of condition to be handled consistent with the der of the San Mateo County Superior Court (Action #89154), since the appellant not legally able to act contrary to said Court's order. In addition, ellant is presently attempting to proceed ahead with due diligence to reach orrection of any complained of condition.

RECEIVED
MAR 29 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner (Fiduciary).

(6) The offical address of the undersigned is 1771 Woodside Rd., Redwood City, CA 94061.

Telephone number: (415) 367-1771.

Dated: March 28, 1990.

Trustee
(Signature of Appellant)
James D. Palmer, Jr., Trustee

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(11)

City and County of San Francisco
Department of Public Works
Office of the Director

ADDRESS: 2123-2125 BEACH STREET

BLOCK: 919 LOT: 1L
SEQ. 1 CASE: DI0

INSPECTOR:
PATRICIO SERRANO

CUNEO FAMILY TRUST B.
c/o ANGIOLINA G. CUNEO TRUSTEE
1503 WHIPPLE AVENUE
REDWOOD CITY, CA 94062

OWNER'S NAME:
CUNEO FAMILY TRUST

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,865

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/28/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,120 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 180 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 27, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 28, 1990

(415) 554-6920 Room 260, City Hall San Francisco 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Frank A. Ravetti

268 Dalewood Way

San Francisco, CA 94127

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 268 Dalewood Way

BLOCK 2972 LOT 018

APPEAL NO. 6393 S-NC-DEQ DCO

INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on April 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

6393

Frank A. Ravetti
Appellant

Appeal Number SeQ 01 Case DCO

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 03, 1990.

(2) The affected premises are located at 268 Dalewood Way, San Francisco. They contain One dwelling units and N/A rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I truly Do not understand the lanquage of what they mean. They Say: "Get A Permit". I already did; This was for the Secand Access. Since we live on a severly deep Hill we needed a second access. Really came to use when we had the earthquake and everything shaking. We got out really quick with no problem. We donot want any problems.
I learned on 1/2/90 that permit is in City Planning as per Mr Tony Fong of City inspectores. Any other permit is questionable at the least.
We have one Home(Which we are attempting to sell at the present time. and hope to be out of here in 90 days. I have it priced right!)
Peesently our car is parked in the garage..No Problem. There is no permanent in-law Unit per se. We have no locks either.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
Yesterday, and other days, I have inspected countless homes in most every district in San Francisco; This includes my own distrcit where the in-law units that are permanent, proliferate throughout. In fact it is public information in the Harmnon For Sale free handout where they show without remorse; there units that are "Not Warranted", Illegal Etc Etc.

Our home is presently for sale and hope to resolve the matter within 90-120 days...we hope.
In the meantime, I do notwant to be discriminated. And you are on cousse to try and discriminate me in relation to all the other BLATANT This is both arbitrary and immoral to discriminate. We should mount a program to rid our city of all there in- Laws without human regard. If this happens, I guantee you have a homelss problem the world we note. And then the subject will be accepted as a given.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove The owner of 268 Dalewood Way S.F.

(6) The offical address of the undersigned is 268 Dalewood Way S.F. Ca 94127

Telephone number: 661-8600 661-3616 Days 731-8833.

Dated: 12 February, 1990.

Frank A. Ravetti
(Signature of Appellant)

RECEIVED
FEB 12 1990

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.

City and County of San Francisco **Department of Public Works**

Office of the Director

REEL F 37 IMAGE 987

ADDRESS: 268 DALEWOOD WAY

BLOCK: 2972 LOT: 18
SEQ. 01 CASE: DC0

INSPECTOR:
PATRICK MCKENZIE

RAVETTI, FRANK A.
268 DALEWOOD WAY
SAN FRANCISCO, CA 94127

OWNER'S NAME:
RAVETTI, FRANK A.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,464

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/03/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,897 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 30, 1990

for RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 3, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard M. Glantz
331 Hugo Street
San Francisco, CA 94122

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 331-35 Hugo Street
BLOCK 1753 LOT 024
APPEAL NO. 6394 S-NC-DEQ DCO
INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant and a copy was mailed to the Appellant's attorney on 4-4-90. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD M. GLANTZ
Appellant

Appeal Number 6394

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2/7/90, 19__.

(2) The affected premises are located at 331-335 Hugo Street, San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appellant appeals from the order of abatement Section 203-203R of the building code. Mr. Glantz is out of the country until July, 1990. I am unable to get in touch with Mr. Glantz. Therefore, I am requesting that this matter be continued until his returned. I have no authorization to bring the premises up to code.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I would request the action requested above in order to give Mr. Glantz a fair opportunity to do whatever is necessary to resolve this matter.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Attorney for Mr. Glantz.

(6) The offical address of the undersigned is 653 11th Street
Oakland, CA 94607.
Telephone number: (415) 465-6513.

Dated: March 14, 1990.

Sherry Graybell
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 331-335 HUGO STREET

BLOCK: 1753 LOT: 24
SEQ. 01 CASE: DC0

INSPECTOR:
PATRICK MCKENZIE

GLANTZ, RICHARD M.
331 HUGO STREET
SAN FRANCISCO, CA 94122

OWNER'S NAME:
GLANTZ, RICHARD M.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,725

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/07/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,137 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

90 THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 6, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 7, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NOTICE OF AAB/FTB REHEARING

ppellant Willard A. Gersbach

ddress 280 Divisadero Street
San Francisco, CA 94115

Appealing AAB/FTB Decision

Property Address 280 Divisadero Street

Block 1238 Lot 23

Appeal No. 6277 S-NC-SEQ

Inspector M. Inan

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on November 25, 1987 has been received. Rehearing is set for 1:30 p.m. on April 25, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

Rodney G. Karr, Ph.D.
Willard A. Gersbach
Steven Barton
Appellant

Appeal Number 6277

Request for Rehearing

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

~~(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19___.~~

(2) The affected premises are located at The Carriage house At Lot of 280 Divisadero St. San Francisco. They contain 1 dwelling units and _____ ~~reening units~~. 1 potential Commercial Unit NC-2 zoning for first floor.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Previous Owner Marjorie Crosby made Agreements with City Planning Concerning changes in the lot Line windows of the Charles Hinkel ~~on~~ Landmark Carriage house ~~with~~ ~~[illegible]~~ without adequate Structural Engeneering. Our Architect feels that this may be structurally unsound And we are calling In A Structural engeneer for further data. After meeting with Vincent Marsh Secretary of the S.F. Landmarks Board About this Issue - he stated

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

the Landmarks board would oppose Any structural change which could or would Endanger A Landmark structure. The Carriage house is part of City Landmark 190, the Charles Hinkel house and Carriage house.

(1) We Are new owners of the property and need time to Explore how to procede with changes in the Lot Line windows which respect the historical and Integrity of the Charles Hinkel Landmark Carriage house.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/~~[illegible]~~, (state which) of the premises described in Paragraph (2) hereinabove Rodney G. Karr, Steven Barton

(6) The offical address of the undersigned is 280 Divisadero St.

Telephone number: (415) 931-1934.

Dated: Sept 20, 1989. Rodney G. Karr, Ph.D.
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), ~~Room 301, 450 McAllister~~ Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

RECEIVED
SEP 22 1989
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Att. G.G./ANNIE

(20)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Margery Crosby
Address 708 Montgomery St.
San Francisco, CA 94111

PROPERTY ADDRESS 280 Divisadero St.
BLOCK 1238 LOT 23
HEARING DATE Nov. 25, 1987
APPEAL NUMBER 6277
INSPECTOR K. Leong

ABATEMENT APPEALS BOARD DECISION:

DECISION: Appellant is granted a 24 month moritorium in order to preserve low & moderate income housing.

Sent to recorder's 12-1-87
PMM

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: DEC 3 1987

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MARGERY CROSBY
Appellant

Appeal Number 6277

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/26, 1984.

(2) The affected premises are located at 280 DIVISADERO STREET, San Francisco. They contain one dwelling units and carriage house ~~rooming units.~~

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Carriage House has been occupied for fifty years and is not a hazard.

Owner is willing to change lot line openings in accordance with ordinance

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Abatement Inappropriate. Building is not a public nuisance.

RECEIVED
SEP 8 1987
BUREAU OF BUILDING INSPECTION
PROPERTY CONSERVATION DIVISION

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 708 MONTGOMERY ST. SFO 94111.

Telephone number: 392 1768.

Dated: SEPT. 8, 1984.

Margery Crosby
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
150 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant George Arrospide Jr.

Address 566 Naple Street
San Francisco, CA 94112

Appealing AAB/FTB Decision

Property Address 566 Naples Street

Block 6089 Lot 15A

Appeal No. 6374 S-NC-SEQ

Inspector T. Chiu

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on March 28, 1990 has been received. Rehearing is set for 1:30 p.m. on April 25, 1990 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

PCD 215A (12/86)

MAR 8 1990

OF THE CITY AND COUNTY OF SAN FRANCISCO

FOR A REHEARING.

George Anrospide
Appellant

Appeal Number 6374

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.

(2) The affected premises are located at _____, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) The decision of the Abatement Appeals Board was rendered on feb 28 - 1990 at 1:30.

(4) Briefly state the grounds upon which a rehearing is requested:
I could not attend as I was a witness at a Supreme Court trial at feb-28-1990 at 9:30 AM I could not be excused, thus a decision was entered without my participation.

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)
Did not have proper exposure as I was not there. Also Mr IWAN does not wish me to receive loan - will not subbordinate his abatement order unless I post $100,000.00 in escrow for his control

(b) List the names of the witnesses and/or a description of the documents to be produced:

here to enclosed.

(c) Explain why the evidence was not produced at the original hearing:
could not attend I was under a Supreme Court Supbena was in contemp if left.

(Attach an additional sheet if necessary.)

6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner of 566 NAples ST.

7) The offical address of the undersigned is 566 NAples ST.

Telephone number: 587-7274

ated: March 6, 19 90.

(Signature of Appellant)

ile Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, an Francisco, CA. 94102. Telephone: (415) 558-6162.

March 7, 1990

To board of Abatement Appeals
Att; Chairpersons
Re; 566 Naples Av
San Francisco, Ca 94112

In Re; Abatement Appeals
Appeal No# 6374

Dear Board,

I was to attend your session of appeals on Febuary 28, 1990 at 1:30 p.m but I was called upon as a witness for a Superior Court trial in San Mateo, Case # 341904 Carboni Vs. Arrospide Sr. in which I was called forth, as a witness, I asked to be excused but was told not to leave or suffer contemp of court and would be arrested and fined for disobeying a Subpena. The trial went on all day, it started at 9:30 a.m., I thought I could make your Appeal appointment at 1:30 p.m. I also had a Bankruptcy meeting at 3:30 p.m. that same day, to discuss my fate of my residence. I missed all appointments because of this trial, I am in process of rescheduling if at all possible. Subpena enclosed.

I have provided my documents of that missed appeal date, for the panel to reconsider, with regard to Abatement order.

In an effort to save my house I was trying to get that loan I most definately need, so I tried to subbordinate that Abatement order so I can recieve refinace, I even have monies aside to cover the work to complete per that Abatement order, Yet I am informed that Mr Inan wishes my more harm by not allowing that loan to continue as he has demanded some $100,000.00 to set aside for repairs, this statement is absurd in its making and is in bad faith, and only done to harrass and annoy myself, I believe Mr Inin wants me to lose my home is why he is demanding that $100,000.00 in reserve. Despite the licensed all inclusive contract that I have for that repairs.
I am at a lost as to what to do next, I look to the board for assistance. My fate shall rest with the board.

Inspite of all insinuations from Building departments and Mr Inan I have gathered my neighbors to sign a petition to state that I have not performed those work that Department state I have done.
I do admit that I did go outside of scope on that certain three permits that I posess, the norm should be to impose either a fine or ask for revision of scope work to new permit, rather they imposed the Abatement process for me to harm myself considering that the permit was issued on 5-4-89 Abatement started on 10-24-89
I am the first person to make the Abatement process within one Year all others are violations or no permits in the years of 75 through 87.
I dont understand.

Help Help Help Help Help. Sincerely, greived owner

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant George Arrospide Jr.
Address 566 Naple Street
San Francisco, CA 94112

PROPERTY ADDRESS 566 Naples Street
BLOCK 6089 LOT 15A
HEARING DATE February 28, 1990
APPEAL NUMBER 6374
INSPECTOR T. Chiu

ABATEMENT APPEALS BOARD DECISION:

Appellant not being represented, the appeal is automatically denied.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: 3/20/90

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant George Arrospide Jr.
Address 566 Naples Street
San Francisco, CA 94112

PROPERTY ADDRESS 566 Naples Street
BLOCK 6089 LOT 15A
HEARING DATE January 24, 1990
APPEAL NUMBER 6374
INSPECTOR T. Chiu

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, February 28, 1990 at 1:30 p.m. City Hall.

(The appellant should contact the Inspector and set up an inspection appointment to verify the code violation of this property within 30 days.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: FEB 9 1990

OF THE CITY AND COUNTY OF SAN FRANCISCO

George Arnospick
Appellant

Appeal Number 6374

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 4, 1989.

(2) The affected premises are located at 566 NAples st., San Francisco. They contain 1 dwelling units and 1 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Director's, emposed strict guidline on a situation does not warranted it please stop to abatment recording on property.
I applied for a termite permit and recieved it. now they revokled my permit, they (Building dept) requiring plans and a vet stamp. I have not altered or Modified anything of homes to Require plans.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I need abatement papers recinded from Lot + Block so I can recieve my refinancing of property which is needed right now as I am in default. my loans are due (maturity date ~~Sept~~ Nov 15, 89) This entire process is unwarranted no alteration on premises to warrant plans — will fight with attorney if needed but please hear my appeal.

(Attach an additional sheet if necessary.)

RECEIVED
OCT 25 1989
BUREAU OF BUILDING INSPECTION

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove George Arnospick.

(6) The offical address of the undersigned is 566 NAples st. S.F 94112.

Telephone number: 587-7274

Dated: Oct 25, 1989

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

[PUBLIC WORKS DEPT]
25.10
25/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 328
April 25, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
MAY 14 1990
SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:
Don Chan, Secretary of AAB
M. Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS — INSPECTOR

#6389 — 231-33 Capp Street — R. Dicks - HID
Richard & Lezlie Shencopp
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed with final approval from inspector within 30 days. (May 25, 1990)

#6390 — 711 Taraval Street — P.McKenzie -HID
Harold A. Parker Co. Tr.
c/o Jonathan Parker
(Present)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant should submit the evidence to prove the earliest commercial use of this property to the Bureau of Building Inspection within 60 days.)

#6391 — 750 Laguna Honda Blvd. — P.McKenzie -HID
Marvin & Marion James, Trs.
(Present)

DECISION: The appeal is granted. The order is reamended to the Director's Hearing.

#6392 — 2123-25 Beach Street — P. Serrano -HID
Cuneo Family Trust
c/o James D. Palmer, Jr.
(Present)

DECISION: The appeal is denied. Uphold the Director's Order. Case will be referred to City Attorney.

#6393 — 268 Dalewood Way — P.McKenzie -HID
Frank A. Ravetti
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, May 23, 1990 at 1:30 p.m. room 282, City Hall.

#6394 331-35 Hugo Street P.McKenzie -HID
Richard M. Glantz
(Absent)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant submitted a request letter.)

ABATEMENT APPEALS REHEARING

#6277 280 Divisadero Street M. Inan - BID
Willard A. Gersbach
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 90 days. (July 25, 1990)

#6374 566 Naples Street T. Chiu - BID
George Arrospide, Jr.
(Present)

DECISION: The appeal is denied. Uphold the Director's Order. The case is handled by City Attorney.

REQUEST FOR AAB/FTB REHEARING

#6373 3439 Mission Street R. Pada - HID

The request for a rehearing is denied by board members - S. Yawitz, K. Bohegian & Mr. W. Abend.

Donald Chan

5.10

23/90

[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 329
May 23, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Robasian

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector

25.10
23/90

[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 329
May 23, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6395	1084-94 Natoma Street Paul Caruso & Gerda Gunness	P.Lansdorf-HID
2.	4-6	6396	517 Washington Street Elena Iacono Revocable Tr. c/o Elena Iacono	J. Greene - BID
3.	7-9	6397	545 Sansome Street Pyramid Investment Corp.	J. Greene - BID
4.	10-12	6398	2256-58 Pine Street Paul D. Lowery	M. Ruiz - BID
5.	13-15	6399	855 Geary Street Seldan Operators Cooperative c/o Marv Gralnick, Mgr.	J. Greene - BID

ABATEMENT APPEALS CONTINUANCE

6.	16-18	6376	140-42 Hermann Street Charles Dorais, Trustee	R. Dicks - HID
7.	19-21	6387	889-92 Vermont Street Carl H. Ernst, Jr.	M. Inan - BID
8.	22-25	6393	268 Dalewood Way Frank A. Ravetti	P.McKenzie -HID

DOCUMENTS DEPT.
MAY 15 1990
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PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Paul Caruso & Gerda R. Gunness
215 S 19th Street
San Jose, CA 95116

Date: May 2, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1084-94 Natoma Street
BLOCK 3511 LOT 044
APPEAL NO. 6395 S-NC-DEQ DIO
INSPECTOR Paul Lansdorf

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 5, 1990, will be heard by the Board at 1:30 p.m. on May 23, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to the Appellants on May 2, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gerda Gunness
Appellant

Appeal Number 6395

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 02/28/90, 1990.

(2) The affected premises are located at 1084-1094 Natoma St, San Francisco. They contain 6 dwelling units and no rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The order of abatement said that within 30 days of the order the work necessary to bring the building into conformance with the San Francisco building code must be completed. The notice was mailed on 3/27/90 and dated 03/9/9; we received it on 3/30/90.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

We have started making repairs to the building, but the extent of the repairs was much greater than anticipated. In addition, further damage was incurred during the earthquake. We are actively working at completing the work as soon as possible, but will not be able to finish by the deadline in the abatement order, which was only a week after we received it.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove owner.

(6) The offical address of the undersigned is 1090 Natoma St, San Francisco, CA 94103-2545.

Telephone number: (415) 863-4854.

Dated: 4/3, 1990.

Gerda Gunness
(Signature of Appellant)

RECEIVED
APR 5 1990

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(2)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 03/09/90
PROPERTY ADDRESS:
1084-1094 NATOMA ST
BLOCK: 3511 LOT: 044
SEQ: 01 CASE: DIO

CARUSO PAUL&GUNNESS GERDA R
215 S 19TH ST
SAN JOSE CA
95116

OWNER'S NAME:
CARUSO PAUL &

INSPECTOR: Paul Lansdorf
DISTRICT: CT: 177

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 153866

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/28/90 in accordance with the DPW HEARING ORDER NO. 153328.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/27/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 02/28/90

Very Truly Yours,

Richard J. Evans
Director of Public Works

P20-D20-004T

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

(3)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Elena Iacono Revocable Tr.

c/o Elena Iacono
295 Marina Blvd.

San Francisco, CA 94123

Date: May 2, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 517 Washington Street

BLOCK 207 LOT 036

APPEAL NO. 6396 S-NC-DEQ PPO

INSPECTOR Mr. John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 9, 1990, will be heard by the Board at 1:30 p.m. on May 23, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

CC: Agnes Wyman
Steven L. Vettel

Original Notice of Hearing was sent to the Appellant on May 2, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(4)

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

Transamerica Corporation
Appellant

Appeal Number 6396

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 28, 1990.

(2) The affected premises are located at 517 Washington Street, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of the Director of Public Works that within 180 days a permit be issued and the work completed to reinforce the parapets of the building at 517 Washington Street.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The appellant has applied to the City Planning Commission for a permit to demolish the subject building and replace it with a new office/retail building to be called Transamerica III. The appellant expects the Planning Commission to hold hearings on its application in November, 1990. If Transamerica III is approved, the subject building will be demolished in 1991. The structural engineer who inspected the subject parapets determined there is no imminent danger of their failure (see attached report). Thus, since there is no immediate danger, it would be wasteful to require the parapets to be reinforced when it is likely the entire building will be demolished in about one year. Appellant seeks a one-year extension of the Director's order so that if the subject building is demolished, no work on the parapets will be required.

RECEIVED
APR 9 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 600 Montgomery Street, San Francisco, CA 94111 Attn: Agnes Wyman.

Telephone number: 983-4100

Dated: April 6, 1990.

Thomas Tolhurst, JD.
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 03/09/90
PROPERTY ADDRESS:
517 WASHINGTON ST
BLOCK: 0207 LOT: 036
SEQ: 01 CASE: PPO

ELENA IACONO REVOCABLE TR
% ELENA IACONO
295 MARINA BL
SAN FRANCISCO CA

OWNER'S NAME:
ELENA IACONO REVOCABLE TRUST

INSPECTOR: John Greene

94123 DISTRICT: 27A CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 153875

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/28/90 in accordance with the DPW HEARING ORDER NO. 153338.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/27/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 02/28/90

Very Truly Yours,

Richard Sullivan
Director of Public Works

27A-P20-P20-001

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

(6)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Pyramid Investment Corp.

600 Montgomery Street

San Francisco, CA 94111

Attn: Agnes Wyman

Date: May 2, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 545 Sansome Street

BLOCK 207 LOT 035

APPEAL NO. 6397 S-NC-DEQ PPO

INSPECTOR Mr. John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 9, 1990, will be heard by the Board at 1:30 p.m. on May 23, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

cc: Agnes Wyman
Steven L. Vettel

Original Notice of Hearing was sent to the Appellant on May 2, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

Pyramid Investment Corp.
Appellant

Appeal Number 6397

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 16, 19 90.

(2) The affected premises are located at 545 Sansome Street, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of the Director of Public Works that within 180 days a permit be issued and the work completed to reinforce the parapets of the building at 545 Sansome Street.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The appellant has applied to the City Planning Commission for a permit to demolish the subject building and replace it with a new office/retail building to be called Transamerica III. The appellant expects the Planning Commission to hold hearings on its application in November, 1990. If Transamerica III is approved, the subject building will be demolished in 1991. The structural engineer who inspected the subject parapets determined there is no imminent danger of their failure (see attached report). Thus, since there is no immediate danger, it would be wasteful to require the parapets to be reinforced when it is likely the entire building will be demolished in about one year. Appellant seeks a one-year extension of the Director's order so that if the subject building is demolished, no work on the parapets will be required.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The official address of the undersigned is 600 Montgomery Street, San Francisco, CA 94111 Attn: Agnes Wyman.

Telephone number: 983-4100.

Dated: April 6, 1990.

Thomas Johnson V.P.
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 03/16/90
PROPERTY ADDRESS:
545 SANSOME ST
BLOCK: 0207 LOT: 035
SEQ: 01 CASE: PPO

PYRAMID INVESTMENT CORP
600 MONTGOMERY ST
SAN FRANCISCO CA
94111

OWNER'S NAME:
PYRAMID INVESTMENT CORP

INSPECTOR: John Greene

DISTRICT: 27A CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 154020

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/07/90 in accordance with the DPW HEARING ORDER NO. 153431.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/03/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 03/07/90

Very Truly Yours,

Richard G. Evans
Director of Public Works

27A-P20-P20-005

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Paul D. Lowery

2256 Pine Street

San Francisco, CA 94115

Date: May 2, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2256-58 Pine Street

BLOCK 653 LOT 014

APPEAL NO. 6398 S-NC-DEQ BCO

INSPECTOR Marvin Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 24, 1990, will be heard by the Board at 1:30 p.m. on May 23, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on May 2, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Paul D. Lowery
Appellant

Appeal Number 6398

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 28, 1990.

(2) The affected premises are located at 2256-58 Pine St., San Francisco. They contain 2 dwelling units and — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
the Order is to demolish stucture built w/o permits.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
The structure is a fine one, the destruction of which would seem to be too strong a punishment. This structure should be heard for varience. I have offered (in the last permit application) to remove the above, or upper stucture thereby opening the space from where it originally was.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Paul D. Lowery.

(6) The offical address of the undersigned is 2256 Pine St.

Telephone number: 922-1960.

Dated: 4/24, 1990.

Paul D. Lowery
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 2256-2258 PINE STREET

BLOCK: 653 LOT: 14 INSPECTOR:
SEQ. 01 CASE: BC0 MARVIN RUIZ

LOWERY, PAUL D.
2341 DIVISADERO STREET
SAN FRANCISCO, CA 94115

OWNER'S NAME:
LOWERY, PAUL D.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 154,234

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 03/28/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,607 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

28/90

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.

2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 24, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: MARCH 28, 1990

(12)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Seldan Operators Cooperative
c/o De Soto Cab Co - Marv Gralnick, Mgr.
855 Geary Street

San Francisco, CA 94109

Date: May 2, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 855 Geary Street
BLOCK 320 LOT 019
APPEAL NO. 6399 S-NC-DEQ PPO
INSPECTOR Mr. John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 2, 1990, will be heard by the Board at 1:30 p.m. on May 23, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Marv Gralnick

Original Notice of Hearing was given to the Appellant, Mr. Marv Gralnick, Mgr. on May 2, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(13)

NOTE: If you wish to appeal to the Abatement Appeals Board, there is a filing fee of $43.00. Please include this payment when you submit your appeal.

BUILDING INSPECTION DIVISION

DATE: 04/06/90
PROPERTY ADDRESS:
855 GEARY ST
BLOCK: 0320 LOT: 019
SEQ: 01 CASE: PPO

SEDAN OPERATORS COOPERATIVE
%DE SOTO CAB CO- R L PORTER
855 GEARY ST
SAN FRANCISCO CA 94109

OWNER'S NAME:
SEDAN OPERATORS COOP INC

INSPECTOR: John Greene

DISTRICT: 27A CT: 122

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 154219

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/28/90 in accordance with the DPW HEARING ORDER NO. 153592.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/24/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 03/28/90

Very Truly Yours,

Richard G. Evans
Director of Public Works

27A-P20-P20-004

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

8971

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MARV Grabnick MGR Dolfo Cab Co
Appellant

Appeal Number 6399

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 28th, 1990.

(2) The affected premises are located at 855 Geary St, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) we need 6 more months to get an Engineer who are all very busy since the Quake - also we intend to file for a variance to cut the parapet off even with the building - the existing building parapet is sheet metal, we would like make it flush with building & stucco like existing finish

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.) we would like an additional six months to accomplish the above - the condition the building now is no threat to anyone and we need time and money to accomplish the above

Thank you so much
Marv Grabnick

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent - Gen Mgr.

(6) The offical address of the undersigned is 855 Geary ST San Francisco, CA 94109.
Telephone number: 673-0333.

Dated: May 2nd, 1990. Marv Grabnick, Gen Mgr
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant: Charles Dorais, Trustee
Address: 140 Hermann Street
San Francisco, CA 94102

PROPERTY ADDRESS: 140-42 Hermann Street
BLOCK: 869 LOT: 14
HEARING DATE: April 25, 1990
APPEAL NUMBER: 6376
INSPECTOR: R. Dicks

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, May 23, 1990 at 1:30 p.m. room 282, City Hall.

(Appellant should file for a building permit to extablish the legality of the floors fo occupancy and the number of units in this property within 30 days.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: May 10, 1990

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

CHARLES DORAIS TRUSTEE
Appellant

Appeal Number 6376

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 10, 1990.

(2) The affected premises are located at 140-142 HERMANN STREET, San Francisco, 94102. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I DISPUTE THE BUILDING INSPECTOR'S REPORT THAT I HAVE AN ILLEGAL 5TH UNIT IN MY BASEMENT. THERE ARE ONLY 4 UNITS AND I DO NOT INTEND TO HAVE ANY MORE. MY BASEMENT HAS NEVER BEEN RENTED TO ANYONE FOR LIVING QUARTERS OR ANY OTHER PURPOSE.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I AM ASKING THE BOARD TO REVERSE THE ERRONEOUS FINDING OF AN ILLEGAL 5TH UNIT IN MY BUILDING. I WAS NOT PERMITTED TO PRESENT MY RESPONSE IN THE HEARING HELD ON JAN. 10, 1990 BECAUSE WHEN I ANSWERED & APPEARED FOR 140-142 HERMANN THEY SAID THE MATTER HAD BEEN ABATED & I WAS EXCUSED. A MR. FUNG OF HOUSING INSP. DEPT. SAW ME AT THE JAN. 10 HEARING AND CAN CONFIRM THAT I WAS IN FACT IN ATTENDANCE WHEN MY CASE WAS CALLED AND DISMISSED.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 140 HERMANN STREET SAN FRANCISCO CA 94102.

Telephone number: 864-8875.

Dated: FEBRUARY 2, 1990.

Charles Dorais
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6160.

ADDRESS: 140-142 HERMANN STREET

BLOCK: 869 LOT: 14 INSPECTOR:
SEQ. 01 CASE: DIO CAREY BOYD

CHARLES DORAIS, TRUSTEE
140 HERMANN STREET
SAN FRANCISCO, CA 94102

OWNER'S NAME:
CHARLES DORAIS, TRUSTEE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,528

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/10/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,921 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION
2. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 6, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 10, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [XX] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [XX] PRESENT

Appellant Carl H. Ernst, Jr.
Address 865 Vermont Street
San Francisco, CA 94107

PROPERTY ADDRESS 889-91 Vermont Street
BLOCK 4093 LOT 52
HEARING DATE March 28, 1990
APPEAL NUMBER 6387
INSPECTOR M. Inan

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday May 23, 1990 at 1:30 p.m., room 282, City Hall.

(Appellant should contact inspector and set up inspection appointment within 60 days. Also, the subject proeprty must remain as 2 units at the present time, and the 3rd unit is not allowed to be occupied without approval from the Dept. of City Planning & Bureau of Building Inspection.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: April 6, 1990

CARL ERNST
Appellant

Appeal Number 6387

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 17, 1990.

(2) The affected premises are located at 889-891 VERMONT St., San Francisco. They contain 2 dwelling units and ~~0~~ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I HAVE BEEN ORDERED to modify my building to correct SEVERAL CODE VIOLATIONS FOUND by Building INSPECTORS. AN Application to correct THE VIOLATIONS REMAINS IN the PLANNING DEPARTMENT. I CANNOT PROCEED WITH CORRECTIONS LACKING A PERMIT. I HAVE AGREED TO MAKE THE CORRECTIONS EXCEPT FOR INSTALLING A USELESS WINDOW AND HAVE APPLIED FOR A VARIANCE FOR SAME.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I will PRESENT EVIDENCE to SHOW: (1.) THAT I WAS NOT NOTIFIED ABOUT the 1-17-90 HEARING Until 5 days AFTER it WAS HELD. (2.) THE VIOLATIONS WERE NOT DONE by ME, but A CONTRACTOR WHO CIRCUMVENTED Building DEPARTMENT PROCEEDURES AND CAUSED THE VIOLATIONS to EXIST.

I NEED to be RELIEVED OF THE THREAT OF CONDEMNATION OF y building, AND BEING FORCED To modify my building WHERE EXISTING NDITIONS EITHER CONFORM TO PRESENT CODES OR IN THE SE OF THE FRONT bay WINDOW WOULD CAUSE HARDSHIP D DAMAGE THE VALUE OF THE PROPERTY, THE building's STRUCTURAL tegrity, AND CREATE A PERMANENT IMPAIRMENT to THE QUALITY OF FE OF PRESENT & FUTURE OCCUPANTS.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 565 VERMONT, SAN FRANCISCO CA 94107.

Telephone number: (415) 285-1492.

Dated: 2-21, 1990.

Carl Ernst
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ADDRESS:
889-891 VERMONT STREET

BLOCK: 4093 LOT: 52
SEQ.: 01 CASE: BWO

INSPECTOR:
GERALD PACATTE

CARL H. ERNST, JR.
887 VERMONT STREET
SAN FRANCISCO, CA 94107

OWNER'S NAME:
CARL H. ERNST, JR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,550

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 17, 1990 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,878 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 13, 1990

OWNER
FILE (2)
BID (5)

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: JANUARY 17, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Frank A. Ravetti
Address 268 Dalewood Way
San Francisco, CA 94127

PROPERTY ADDRESS 268 Dalewood Way
BLOCK 2972 LOT 18
HEARING DATE April 25, 1990
APPEAL NUMBER 6393
INSPECTOR P. McKenzie

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, May 23, 1990 at 1:30 p.m. room 282, City Hall.

Copy to: Ralph Gallagher
2408 California St.
S.F., CA 94115

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: May 10, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Frank A. Ravetti

268 Dalewood Way

San Francisco, CA 94127

Date: April 4, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 268 Dalewood Way

BLOCK 2972 LOT 018

APPEAL NO. 6393 S-NC-DEQ DCO

INSPECTOR Patrick McKenzie

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1990, will be heard by the Board at 1:30 p.m. on April 25, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was mailed to the Appellant on April 4, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

6393

Frank A. Ravetti
Appellant

Appeal Number SeQ 01 Case DCO

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 03, 1990.

(2) The affected premises are located at 268 Dalewood Way, San Francisco. They contain One dwelling units and N/A rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I truly Do not understand the lanquage of what they mean. They Say: "Get A Permit". I already did; This was for the Secand Access. Since we live on a severly deep Hill we needed a second access. Really came to use when we had the earthquake and everything shaking. We got out really quick with no problem. We donot want any problems.
I learned on 1/2/90 that permit is in City Planning as per Mr Tony Fong of City inspectores. Any other permit is questionable at the least.
We have one Home(Which we are attempting to sell at the present time. and hope to be out of here in 90 days. I have it priced right!)
Peesently our car is parked in the garage..No Problem. There is no permanent in-law Unit per se. We have no locks either.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
Yesterday, and other days, I have inspected countless homes in most every district in San Francisco; This includes my own distrcit where the in-law units that are permanent, proliferate throughout. In fact it is public information in the Harmnon For Sale free handout where they show without remorse; there units that are "Not Warranted", Illegal Etc Etc.

Our home is presently for sale and hope to resolve the matter within 90-120 days...we hope.
In the meantime, I do notwant to be discriminated. And you are on cousse to try and discriminate me in relation to all the other BLATANT This is both arbitrary and immoral to discriminate. We should mount a program to rid our city of all there in- Laws without human regard. If this happens, I guarantee you have a homelss problem the world we note. And then the subject will be accepted as a given.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove The owner of 268 Dalewood Way S.F.

(6) The offical address of the undersigned is 268 Dalewood Way S.F. Ca 94127

Telephone number: 661-8600 661-3616 Days 731-8833

Dated: 12 February, 1990.

Frank A. Ravetti
(Signature of Appellant)

RECEIVED
APR 6 1990

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA 94102. Telephone: (415) 558-6160.

City and County of San Francisco **Department of Public Works**

Office of the Director

REEL F 37 IMAGE 987

ADDRESS: 268 DALEWOOD WAY

BLOCK: 2972 LOT: 18
SEQ. 01 CASE: DC0

INSPECTOR:
PATRICK MCKENZIE

RAVETTI, FRANK A.
268 DALEWOOD WAY
SAN FRANCISCO, CA 94127

OWNER'S NAME:
RAVETTI, FRANK A.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,464

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 01/03/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 152,897 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 30, 1990

for RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 3, 1990

(415) 554-6920 Room 260, City Hall San Francisco 94102

F
35.10
2
23/90

[PUBLIC WORKS]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 329
May 23, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, Chairperson
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION REPRESENTED BY:
Don Chan, Secretary of AAB
R. Torres-Gil - BID Sr. Insp.
L. Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS BOARD HEARINGS — INSPECTOR

#6395 — 1084-94 Natoma Street — P. Lansdorf-HID
Paul Caruso & Gerda Gunness
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed with final approval from inspector within 90 days. (August 23, 1990)

DOCUMENTS DEPT.
JUN 7 - 1990
S. F. PUBLIC LIBRARY

#6396 — 517 Washington Street — J. Greene-BID
Elena Iacono Revocable Tr.
c/o Steven Vettel
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant should submit a proposal on the property which is either reinforce the parapet or temporary shoring to secure the parapet. Also, the appellant should consult with the City Engineer, Mr. J. Ma in regard to this matter within 30 days.)

#6397 — 545 Sansome Street — J. Greene-BID
Pyramid Investment Corp.
c/o Steven Vettel
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant should submit a proposal on the property which is either reinforce the parapet or temporary shoring to secure the parapet. Also, the appellant should consult with the City Engineer, Mr. J. Ma in regard to this matter within 30 days.)

#6398 — 2256-58 Pine Street — M. Ruiz-BID
Paul D. Lowery
(Present)

DECISION: The appeal is denied. Uphold the Director's Order. Case will be referred to City Attorney.

#6399 — 855 Geary Street — J. Greene-BID
Seldan Operators Cooperative
c/o Marv Gralnick, Mgr.
(Present)

DECISION: The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant should consult with engineer to decide if the parapet is required to be reinforce or not.)

ABATEMENT APPEAL CONTINUANCE

#6376 140-42 Hermann Street R. Dicks-HID
Charles Dorais, Trustee
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed with final approval from inspector within 4 months (9/23/90).

#6387 889-91 Vermont Street M. Inan-BID
Carl H. Ernst, Jr.
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed with final approval from inspector within 90 days after the Building Permit is issued.

Note: AAB member, Mr. Abend did not participate in any decision, since appellant is Mr. Abend's client.

#6393 268 Dalewood Way P. McKenzie-HID
Frank A. Ravetti
(Present)

DECISION: The appeal is denied. Uphold the Director's Order. Case will be referred to City Attorney.

Donald Chan

Donald Chan

SF
385.10

[DEPT OF PUBLIC WORKS]

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD AND FRANCHISE

35.10
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27/90

[DEPT. OF PUBLIC WORKS]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 330
June 27, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

DOCUMENTS DEPT.
JUN 8 - 1990
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS CONTINUANCE

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6390	711 Taraval Street Harold A. Parker Co.,Tr. c/o Harold A. Parker	P.McKenzie-HID
2.	4-6	6394	331-35 Hugo Street Richard M. Glantz	P.McKenzie-HID
3.	7-9	6396	517 Washington Street Elenz Iacono Revocable Tr. c/o Steven L. Vettel	J. Greene-BID
4.	10-12	6397	545 Sansome Street Pyramid Investment Corp. c/o Steven L. Vettel	J. Greene-BID
5.	13-15	6399	855 Geary Street Seldan Operators Cooperative c/o Marv Grlnick, Mgr.	J. Greene-BID

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

[X] Director's Order
[ ] Franchise Tax Board Notice
[ ] Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

[ ] ABSENT
[X] PRESENT

Appellant: Harold A. Parker Company, Tr.
c/o Harold A. Parker

Address: P. O. Box 1065
Tiburon, CA 94920

PROPERTY ADDRESS 711 Taraval Street
BLOCK 2408 LOT 48
HEARING DATE April 25, 1990
APPEAL NUMBER 6390
INSPECTOR P. McKenzie

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall

(Appellant should submit the evidence to prove the earliest commercial use of this property to the Bureau of Building Inspection within 60 days.)

Copy to: Jonathan Parker
1844 Union Street
San Francisco, CA 94123

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: May 10, 1990

OF THE CITY AND COUNTY OF SAN FRANCISCO

HAROLD A. PARKER CO.
Appellant

Appeal Number 6390

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 7, 19 90.

(2) The affected premises are located at 711 Taraval Street, San Francisco. They contain _____ dwelling units and _____ rooming units. Office

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of Abatement Under Section 203-203.R of the Building Code.
Order No. 153,726

We hereby appeal to the Board of Appeals for continuance of the determinations made by the Board of Directors based upon the facts submitted at the hearing inasmuch as we have filed on February 27, 1990, a request to the Board of Examiners for Variance or Interpretation of Section 502 and Section 104 (f).

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

In view of the above, we request the Board for more time pending the result of our application to the Board of Examiners.

RECEIVED
MAR 16 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Agent.

(6) The official address of the undersigned is 1844 Union Street, San Francisco, CA 94123.

Telephone number: 415-563-6900.

Dated: March 14, 19 90.

(Signature of Appellant)
Jonathan Parker

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

(2)

ADDRESS: 711 TARAVAL STREET

BLOCK: 2408 LOT: 48
SEQ. 01 CASE: DCO

INSPECTOR:
PATRICK MCKENZIE

HAROLD A. PARKER COMPANY, TR.
c/o HAROLD A. PARKER
P. O. BOX 1065
TIBURON, CA 94920

OWNER'S NAME:
HAROLD A PARKER CO., TR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,726

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/07/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,139 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

-7-90 ✓ THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
2. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 6, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 7, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Richard M. Glantz
Address 331 Hugo Street
San Francisco, CA 94122

PROPERTY ADDRESS 331-35 Hugo Street
BLOCK 1753 LOT 24
HEARING DATE April 25, 1990
APPEAL NUMBER 6394
INSPECTOR P. McKenzie

ABATEMENT APPEALS BOARD DECISION:

The case is continued for 60 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall. (Appellant submitted a request letter.)

Copy to: Sherry Graybehl
653 - 11th Street
Oakland, CA 94607

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: May 10, 1990

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD M. GLANTZ
Appellant

Appeal Number 6394

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2/7/90, 19__

(2) The affected premises are located at 331-335 Hugo Street, San Francisco. They contain 3 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Appellant appeals from the order of abatement Section 203-203R of the building code. Mr. Glantz is out of the country until July, 1990. I am unable to get in touch with Mr. Glantz. Therefore, I am requesting that this matter be continued until his returned. I have no authorization to bring the premises up to code.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I would request the action requested above in order to give Mr. Glantz a fair opportunity to do whatever is necessary to resolve this matter.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Attorney for Mr. Glantz.

(6) The offical address of the undersigned is 653 11th Street
Oakland, CA 94607.
Telephone number: (415) 465-6513.

Dated: March 14, 1990.

Sherry Graybeal
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ADDRESS: 331-335 HUGO STREET

BLOCK: 1753 LOT: 24
SEQ. 01 CASE: DC0

INSPECTOR:
PATRICK MCKENZIE

GLANTZ, RICHARD M.
331 HUGO STREET
SAN FRANCISCO, CA 94122

OWNER'S NAME:
GLANTZ, RICHARD M.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 153,725

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 02/07/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 153,137 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

10 THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS, TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 6, 1990

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: FEBRUARY 7, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

[XX] Director's Order
[ ] Franchise Tax Board Notice
[ ] Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

[ ] ABSENT
[X] PRESENT

ppellant Elena Iacono Revocable Tr.
c/o Elena Iacono
ddress 295 Marina Blvd.
San Francisco, CA 94123

PROPERTY ADDRESS 517 Washington Street
BLOCK 207 LOT 36
HEARING DATE May 23, 1990
APPEAL NUMBER 6396
INSPECTOR J. Greene

BATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall.

(Appellant should submit a proposal on the property which is either reinforce the parapet or temporary shoring to secure the parapet. Also, the appellant should consult with the City Engineer, Mr. J. Ma in regard to this matter within 30 days.)

Copy to: Steven L. Vettel
345 California St.
San Francisco, CA 94104-2675

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

EHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

ATE MAILED: June 6, 1990

OF THE CITY AND COUNTY OF SAN FRANCISCO

Transamerica Corporation
Appellant

Appeal Number 6396

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 28, 1990.

(2) The affected premises are located at 517 Washington Street, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of the Director of Public Works that within 180 days a permit be issued and the work completed to reinforce the parapets of the building at 517 Washington Street.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The appellant has applied to the City Planning Commission for a permit to demolish the subject building and replace it with a new office/retail building to be called Transamerica III. The appellant expects the Planning Commission to hold hearings on its application in November, 1990. If Transamerica III is approved, the subject building will be demolished in 1991. The structural engineer who inspected the subject parapets determined there is no imminent danger of their failure (see attached report). Thus, since there is no immediate danger, it would be wasteful to require the parapets to be reinforced when it is likely the entire building will be demolished in about one year. Appellant seeks a one-year extension of the Director's order so that if the subject building is demolished, no work on the parapets will be required.

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APR 9 1990

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 600 Montgomery Street, San Francisco, CA 94111 Attn: Agnes Wyman.

Telephone number: 983-4100

Dated: April 6, 1990.

Thomas Tolhurst, JP.
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 03/09/90
PROPERTY ADDRESS:
517 WASHINGTON ST
BLOCK: 0207 LOT: 036
SEQ: 01 CASE: PPO

ELENA IACONO REVOCABLE TR
% ELENA IACONO
295 MARINA BL
SAN FRANCISCO CA

OWNER'S NAME:
ELENA IACONO REVOCABLE TRUST

INSPECTOR: John Greene

94123 DISTRICT: 27A CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 153875

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/28/90 in accordance with the DPW HEARING ORDER NO. 153338.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/27/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 02/28/90

Very Truly Yours,

Richard Sanchez
Director of Public Works

27A-P20-P20-001

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

ppellant Pyramid Investment Corp.
c/o Agnes Wyman

ddress 600 Montgomery Street
San Francisco, CA 94111

PROPERTY ADDRESS 545 Sansome Street
BLOCK 207 LOT 35
HEARING DATE May 23, 1990
APPEAL NUMBER 6397
INSPECTOR J. Greene

BATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall.

(Appellant should submit a proposal on the property which is either reinforce the parapet or temporary shoring to secure the parapet. Also, the appellant should consult with the City Engineer, Mr. J. Ma in regard to this matter within 30 days.)

Copy to: Steven L. Vettel
345 California Street
San Francisco, CA 94104-2675

Donald Chan, Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

TE MAILED: June 6, 1990

FILED BY THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

Pyramid Investment Corp.
Appellant

Appeal Number 6397

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 16, 1990.

(2) The affected premises are located at 545 Sansome Street, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Order of the Director of Public Works that within 180 days a permit be issued and the work completed to reinforce the parapets of the building at 545 Sansome Street.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

The appellant has applied to the City Planning Commission for a permit to demolish the subject building and replace it with a new office/retail building to be called Transamerica III. The appellant expects the Planning Commission to hold hearings on its application in November, 1990. If Transamerica III is approved, the subject building will be demolished in 1991. The structural engineer who inspected the subject parapets determined there is no imminent danger of their failure (see attached report). Thus, since there is no immediate danger, it would be wasteful to require the parapets to be reinforced when it is likely the entire building will be demolished in about one year. Appellant seeks a one-year extension of the Director's order so that if the subject building is demolished, no work on the parapets will be required.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 600 Montgomery Street, San Francisco, CA 94111 Attn: Agnes Wyman.

Telephone number: 983-4100.

Dated: April 6, 1990.

Thomas Johnson V.P.
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

ity and County of San Francisco

Department of Public Works
Bureau of Building Inspection

BUILDING INSPECTION DIVISION

DATE: 03/16/90
PROPERTY ADDRESS:
545 SANSOME ST
BLOCK: 0207 LOT: 035
SEQ: 01 CASE: PPO

PYRAMID INVESTMENT CORP
600 MONTGOMERY ST
SAN FRANCISCO CA
94111

OWNER'S NAME:
PYRAMID INVESTMENT CORP

INSPECTOR: John Greene

DISTRICT: 27A CT: 115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 154020

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/07/90 in accordance with the DPW HEARING ORDER NO. 153431.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/03/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 03/07/90

Very Truly Yours,

Richard G. Evans
Director of Public Works

27A-P20-P20-005

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

(12)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
0 McAllister St., Room 301
n Francisco, CA 94102
8-6168

NATURE OF APPEAL

[X] Director's Order
[ ] Franchise Tax Board Notice
[ ] Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

[ ] ABSENT
[X] PRESENT

pellant Seldan Operators Cooperative
c/o Marv Gralnick, Mgr.
dress 855 Geary Street
San Francisco, CA 94109

PROPERTY ADDRESS 855 Geary Street
BLOCK 320 LOT 19
HEARING DATE May 23, 1990
APPEAL NUMBER 6399
INSPECTOR J. Greene

ATEMENT APPEALS BOARD DECISION:

The case is continued for 30 days. The next hearing will be on Wednesday, June 27, 1990 at 1:30 p.m. room 282, City Hall.

(Appellant should consult with engineer to decide if the parapet is required to be reinforce or not.)

Donald Chan, Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

E MAILED: June 6, 1990

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

MARV Grabrick mgr DeSoto Cab Co — Appellant

Appeal Number 6399

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on March 28th, 1990.

(2) The affected premises are located at 855 Geary ST, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) we need 6 more months to get an Engineer who are all very busy since the Quake - also we intend to file for a variance to put the parapet off even with the building - the existing building parapet is sheet metal, we would like to make it flush with building + stucco like existing is

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.) we would like an additional six months to accomplish the above - the condition the building now is no threat to anyone and we need time and money to accomplish the above

Thank you so much
Marv Grabrick

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent - Gen Mgr.

(6) The offical address of the undersigned is 855 Geary ST San Francisco, CA 94109.

Telephone number: 673-0333.

Dated: May 2nd, 1990.

Marv Grabrick, Gen Mgr
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

NOTE: If you wish to appeal to the Abatement Appeals Board, there is a filing fee of $43.00. Please include this payment when you submit your appeal.

BUILDING INSPECTION DIVISION

DATE: 04/06/90
PROPERTY ADDRESS:
855 GEARY ST
BLOCK: 0320 LOT: 019
SEQ: 01 CASE: PPO

SEDAN OPERATORS COOPERATIVE
%DE SOTO CAB CO- R L PORTER
855 GEARY ST
SAN FRANCISCO CA

OWNER'S NAME:
SEDAN OPERATORS COOP INC

INSPECTOR: John Greene

94109 DISTRICT: 27A CT: 122

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 154219

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/28/90 in accordance with the DPW HEARING ORDER NO. 153592.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/24/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 03/28/90

Very Truly Yours,

Richard G. Evans
Director of Public Works

27A-P20-P20-004

(415)554-8742 450 MCALLISTER ROOM 250 SAN FRANCISCO 94102

8971

(15)

= Department of Public Works

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 330
June 27, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Omar J. Saleh

BUREAU OF BUILDING INSPECTION REPRESENTED BY:

Don Chan, Secretary of AAB
R. Torres-Gil - BID. Sr. Insp.
Lesley Oliveira - HID Sr. Insp.
Miriam Chiong - City Planning

ABATEMENT APPEALS CONTINUANCE — INSPECTOR

#6390 — 711 Taraval Street — P. McKenzie-HID
Harold A. Parker Co.
c/o Jonathan Parker
(Present)

DECISION: The appeal is granted with the stipulation that Building Permit Application should be picked-up within 30 days (July 27, 1990), and all work be completed with final approval from the inspector.
(Note: Seismic up-grade is not required as per Board of Exam. Decision.)

#6394 — 331-35 Hugo Street — P.McKenzie -HID
Richard M. Glantz
c/o Sherry Graybehl
(Present)

DECISION: The Appeal is granted with the following stipulations:
(1) 30 days from the hearing date to submit a Building Permit Application with a set of adequate plans.
(2) 10 days to pick-up the Building Permit after the application has been approved by City Agencies.
(3) 90 days to complete all the requirements with final approval from the inspector after the permit is issued.

#6396 — 517 Washington Street — J. Greene - BID
Elena Iacono Revocable Tr.
c/o Steven L. Vettel
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. (December 27, 1990)

#6397 — 545 Sansome Street — J. Greene - BID
Pyramid Investment Corp.
c/o Steven L. Vettel
(Present)

DECISION: The appeal is granted with the stipulation that all work be completed within 180 days. (December 27, 1990)

#6399 855 Geary Street J. Greene - BID
Seldan Operators Cooperative
c/o Marv Gralnick, Mgr.
(Present)

DECISION: The appeal is granted with the stipulation that all work be compieted with final approval from the inspector within 120 days (October 27, 1990).

Donald Chan

Donald Chan

F
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/22/90

[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 332

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[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 332

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DOCUMENTS DEPT.
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[PUBLIC WORKS]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 331
July 25, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

Abatement Appeals & Franchise Tax Hearings on July 25, 1990 has been postponed because of a lack of quorum. The next hearing will be scheduled on August 22, 1990, Room 282, City Hall at 1:30 p.m.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

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[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 332

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[PUBLIC WORKS DEPT]

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 332
August 22, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

ABATEMENT APPEALS HEARINGS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-3	6401	1013-17 Divisadero St. Richard Tsao	M. Ruiz - BID
2.	4-9	6402	150 Magellan Avenue Raymond P. Siotto c/o Adam G. Slotte	R. Torres - BID
3.	10-13	6403	1810-14 Divisadero St. Gary & Evelyn Topper	M. Ruiz - BID

DOCUMENTS DEPT.
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PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Richard Tsao

1013 Divisadero Street

San Francisco, CA 94115

Date: August 8, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1013-17 Divisadero St.

BLOCK 1153 LOT 22

APPEAL NO. 6401 S-NC-DEQ BWO

INSPECTOR Marvin Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 20, 1990, will be heard by the Board at 1:30 p.m. on August 22, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on August 8, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RICHARD TSAO
Appellant

Appeal Number 6401

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on May 9, 1990.

(2) The affected premises are located at 1013 Divisadero St., San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Department of Public Works orders me to start the work within 60 days and complete the job in 120 days.

RECEIVED
BUREAU OF BUILDING INSPECTION
JUN 20 1990
CODE ENFORCEMENT DIV.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I am in dire financial straits at the present due to the following reasons:

A. From the damaging effects of the October earthquake last year to my real estate job, my income has been minimal.

My 1989 tax forms shows my net income to be $700 for the entire year.

B. From January-June of 1990 I still have not made any sales.

Thus, because I cannot possibly afford to start work at any time in the near future, I urgently request the board to extend my time period to start work from 60 days to as late as possible, with at least a 1 year period. I hope the board can understand my difficult financial situation and grant me this appeal.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Owner.

(6) The offical address of the undersigned is 1013 Divisadero St. San Francisco, CA 94115.

Telephone number: (415) 567-7487.

Dated: June 19, 1990.

Richard Tsao
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 1013-1017 DIVISADERO STREET

BLOCK: 1153 LOT: 22 INSPECTOR:
SEQ. 01 CASE: BW0 MARVIN RUIZ

TSAO, RICHARD
1013 DIVISADERO STREET
SAN FRANCISCO, CA 94115

OWNER'S NAME:
TSAO, RICHARD

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 154,466

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 05/09/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 154,139 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO OBTAIN ELECTRICAL & PLUMBING PERMITS AND START WORK.

2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JUNE 11, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: MAY 9, 1990

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Raymond P. Siotto

150 Magellan Avenue

San Francisco, CA 94116

Date: August 8, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 150 Magellan Avenue

BLOCK 2856 LOT 8

APPEAL NO. 6402 S-NC-DEQ BW

INSPECTOR Richard Torres

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 11, 1990, will be heard by the Board at 1:30 p.m. on August 22, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on August 8, 1990. 2d

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

RAYMOND P SIOTTO
Appellant

Appeal Number 6402

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 6, 1990.

(2) The affected premises are located at 150 Magellan Avenue, San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Director of Public Works, Richard J. Evans, has ordered Raymond P. Siotto to obtain a building permit within thirty (30) days of June 6, 1990, for a garden wall which has been constructed in the front setback area of 150 Magellan Avenue.

RECEIVED
BUREAU OF BUILDING INSPECTION
JUL 11 1990
CODE ENFORCEMENT DIV.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Raymond P. Siotto seeks a modification of the order of Richard J. Evans. Mr. Siotto seeks an extension of time so that a variance can be sought after October 3, 1990.

In the fall of 1989, Mr. Siotto sought a variance for the garden wall without the advice of counsel. Mr. Siotto had no training or experience in the obtainment of building permits or variances and after his application for a variance was denied on October 3, 1989, Mr. Siotto failed to appeal the decision within the ten (10) day time limit. Mr. Siotto had a meritorious appeal to the October 3, 1989 variance decision because findings of the variance decision are controvertible.

Mr. Siotto is now represented by counsel and requests an extension of time so that a variance for his garden wall can be sought, accompanied by all of the relevant evidence favoring issuance of a variance, after October 3, 1990, when the one-year prohibition on re-application for the variance will end.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent.

(6) The offical address of the undersigned is Dobbs, Berger, Molinari, Vannelli, Nadel & LInks, One Maritime Plaza, Suite 2500, San Francisco, CA 94111

Telephone number: (415) 362-1940.

Dated: July 11, 1990.

(Signature of Appellant)
ADAM G. SLOTE
Attorneys for RAYMOND P. SIOTTO

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 150 MAGELLAN AVENUE

BLOCK: 2856 LOT: 8 APPEAL FILING INSPECTOR:
SEQ. 01 CASE: BW0 File appeal RICHARD TORRES
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA
Tel. No. 554-8742

SIOTTO, RAYMOND P.
150 MAGELLAN AVENUE
SAN FRANCISCO, CA 94116

OWNER'S NAME:
SIOTTO, RAYMOND P.

FILING FEE: 3-43

R
JUL 3 - 1990
DOBBS, MULINARI

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 154,659

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 06/06/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 154,430 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.

2. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 7, 1990

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JUNE 6, 1990

(415) 554-6920 Room 260, City Hall San Francisco 94102

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: May 14, 1990
PROPERTY ADDRESS:
150 MAGELLAN AV
BLOCK: 2856 LOT: 008
SEQ: 01 CASE: BWO

SIOTTO RAYMOND P
150 MAGELLAN AV
SAN FRANCISCO CA
94116

OWNER'S NAME:
SIOTTO RAYMOND P

INSPECTOR: Richard Torres

DISTRICT: 13A CT: 304

Notice of Regular
Hearing of Complaint
Order Number: 154430

Date and Time of Hearing 06/06/90 10 A.M.
At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record or his/her duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first 'Warning of Violation' until the matter is resolved (San Francisco Building Code Sections 203(b), 332.2 and 332.3).

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: May 14, 1990
PROPERTY ADDRESS:
150 MAGELLAN AV

Notice of Regular
Hearing of Complaint
Order Number: 154430

The Owner of Record is instructed to advise the holder of any Mortgages or Deeds of Trust for which this property is security of these proceedings. Also, the Department of Public Works shall be advised of the names of holders of Mortgages or Deeds of Trust on this property.

BY ORDER OF THE DIRECTOR OF PUBLIC WORKS.

Very Truly Yours,

Richard J. Evans, Director
Department of Public Works

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

RF

JUL 3 - 1990

DOBBS, BERGER, MULINARI

NOTICE OF INCOMPLETE PERMIT SUBMITTAL

June 22, 1990

Ray P. Siotto
150 Magellan
San Francisco, CA 94116

RE: 150 Magellan
(Address of Permit Work)
9010581
(Building Permit Application No.)

Your application is being held because the following information is required before your application is accepted as complete. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

- o THE APPLICANT MUST PROVIDE THE REQUESTED INFORMATION INDICATED IN THE BOXES BELOW WITHIN THIRTY (30) DAYS OR THE APPLICATION WILL BE SENT BACK TO THE BUREAU OF BUILDING INSPECTION FOR CANCELLATION OR ADMINISTRATIVE PROCEEDINGS FOR FAILURE TO COMPLY WITH THIS NOTICE.

- o ALL PLANS SUBMITTED MUST BE TO AN APPROPRIATE SCALE; PLOT PLAN 1" = 10' OR 20'; FLOOR PLANS 1/8" OR 1/4" TO 1' AND MUST HAVE THE USES OF ALL SPACE LABELLED.

- o DO NOT SUBMIT PLANS DIRECTLY TO THE DEPARTMENT OF CITY PLANNING. ALL PLANS REVISIONS MUST BE FILED AT THE COUNTER SERVICES DIVISION, 450 McALLISTER STREET, FIRST FLOOR. NO PLANS WILL BE ACCEPTED BY MAIL OR MESSENGER. PLANS MUST BE SIGNED BY PREPARER, ARCHITECT OR ENGINEER.

/X/ OTHER: Per Section 136(D)(17) of the Planning Code fences greater than 3'-0" are not permitted in the required setback. Hence, the proposed fence would not be permitted unless you seek and justify a variance. Please call Sharon Rogers at 558-6286 to make an appointment regarding filing a variance application.

If you have any questions, please call Aruna Bhat at 558-6315 between the hours of 10:00 to 12:00, appointment required.

AMB:glp/p36

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Gary & Evelyn Topper
1 Beverly Tr.
Mill Valley, CA 94941

Date: August 8, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1810-14 Divisadero St.
BLOCK 1050 LOT 015
APPEAL NO. 6403 S-NC-DEQ DIO
INSPECTOR Marvin Ruiz

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 16, 1990, will be heard by the Board at 1:30 p.m. on August 22, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellants on August 8, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gary & Evelyn Topper
Appellant

Appeal Number 6403

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 6, 1990, 19__.

(2) The affected premises are located at 1810-1814 Divisadero St., San Francisco. They contain (see below) dwelling units and _____ rooming units. Three floors of commercial space.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

PLEASE SEE ATTACHED

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

PLEASE SEE ATTACHED

RECEIVED
BUREAU OF BUILDING INSPECTION
July 16 1990
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent/attorney~~, (state which) of the premises described in Paragraph (2) hereinabove OWNER.

(6) The offical address of the undersigned is 1 Beverly Terrace, Mill Valley, CA 94941

Telephone number: 415/383-6664.

Dated: July 9, 19 90.

(Signature of Appellant)
Gary B. Topper

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

Appeal to the Abatement Appeals Board

of the City and County of San Francisco

July 7, 1990

(3) I am requesting extension of time to file my building plans with the City of San Francisco. I am not protesting the findings of the Bureau of Building Inspection.

The second and third floor of the above building is now occupied by commercial tenants. The third floor must be returned to residential but the second floor is allowed by code to be retained as commercial (zoned N - C2). I have now learned, however, that since the second floor was upgraded sometime in the past (prior to my ownership of the building) from residental to commercial I must comply with the building codes, that is, properly earthquake and sprinkle the building in order to retain this space as a commercial space. To do this I must have the plans of the building drawn and then an engineer determine what is necessary to do to comply with the City's standards. In order to complete this process I have been told that this will take up to 90 days to properly prepare the materials for presentation to the Building Department.

(4) I am requesting that and extension be granted to me to of 90 days in order to comply with the City's ruling and prepare the material necessary to begin construction. This would make the due date November 6, 1990. It is next to impossible to have everything completed within the time frame given to me at the hearing and restated in this notice.

RECEIVED
BUREAU OF BUILDING INSPECTION
JUL 16 1990
CODE ENFORCEMENT DIV.

City and County of San Francisco **Department of Public Works**

Office of the Director.

ADDRESS: 1810-1814 DIVISADERO STREET

BLOCK: 1050 LOT: 15 INSPECTOR:
SEQ. 01 CASE: DI0 MARVIN RUIZ

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43

TOPPER, GARY & EVELYN
1 BEVERLY TR.
MILL VALLEY, CA 94941

OWNER'S NAME:
TOPPER, GARY & EVELYN

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 154,657

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 06/06/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 154,428 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO SUBMIT ADEQUATE PLANS.
2. 10 DAYS TO PICK UP BUILDING PERMIT AFTER NOTIFICATION.
3. 100 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 7, 1990 — July

RECEIVED
BUREAU OF BUILDING INSPECTION
JULY 16 1990
CODE ENFORCEMENT DIV.

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JUNE 6, 1990

PUBLIC WORKS DEPT
Main Public Library
Docu. Sect. Attn: Jerry Roth

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 334
October 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

DOCUMENTS DEPT.
OCT 1 5 1990

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

PUBLIC WORKS

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 332
August 22, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION
REPRESENTED BY:
Don Chan, Secretary of AAB
R. Torres-Gil - BID. Sr. Insp.
Barry Pearl - City Planning

DOCUMENTS DEPT.
SEP - 7 1991
PUBLIC LIBRARY

ABATEMENT APPEALS HEARINGS — INSPECTOR

#6401 — 1013-17 Divisadero Street — M. Ruiz - BID
Richard Tsao
(Present)

DECISION: The appeal is granted with the following stipulations:
(1) Clean up the debris within 30 days from the hearing date.
(2) Six (6) months to complete all the requirements with final approval from the inspector. (February 22, 1991)

#6402 — 150 Magellan Avenue — R. Torres - BID
Raymond P. Siotto
c/o Adam G. Slotte
(Present)

DECISION: The case is continued for 60 days. The next hearing will be on Wednesday, October 24, 1990 at 1:30 p.m. room 282, City Hall.
(Appellant will apply for a variance from Dept. of City Planning within 60 days.)
Note: AAB Member, Mr. Abend did not participate the decision due to the appellant is one of his client.

#6403 — 1810-14 Divisadero Street — M. Ruiz - BID
Gary Topper
(Present)

DECISION: The appeal is granted with the following stipulations:
(1) Appellant to submit a Building Permit Application with a set of adequate plans within 60 days from the hearing date.
(2) Six (6) months to complete all the requirements with final approval from the inspector. (February 22, 1991)

Donald Chan

PUBLIC WORKS DEPT

Main Public Library
Docu. Sect. Attn: Jerry Roth

5.10
4/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 334
October 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

DOCUMENTS DEPT
OCT 1 5 1990

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 334
October 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

DOCUMENTS DEPT
OCT 15 1990

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

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Public Works Dept

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 333
September 26, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira - HID Sr. Insp.
Barry Pearl - City Planning

There are no AAB/FTB appeals filed and the September 1990 hearing has been cancelled. The next hearing will be on Wednesday, October 24, 1990 at 1:30 p.m. room 282, City Hall.

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4/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 334
October 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

DOCUMENTS DEPT
OCT 1 5 1990

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 334
October 24, 1990
ROOM 282, CITY HALL AT 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

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ABATEMENT APPEALS CONTINUANCE

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1-6	6402	150 Magellan Avenue Raymond P. Siotto c/o Adam G. Slote	R. Torres - BID

ABATEMENT APPEALS REHEARING

2.	7-9	740	50 Sussex Street Raymond J. Gorrebeeck	R. Noelke - CED

FRANCHISE TAX HEARINGS

3.	10-11	3137	810 Lyon Street Willie Ballard	D. Langer - CED
4.	12-13	3138	880 Sutter Street Farnham Properties Inc. c/o Jose P. Campos	D. Langer - CED
5.	14-15	3139	705 - 2nd Avenue Allan Chiu	D. Langer - CED
6.	16-17	3140	1666-68 Page Street Moghtaderi Daryoush	D. Langer - CED
7.	18-19	3141	1955-59 Hayes Street Grandvel A. Jackson	D. Langer - CED
8.	20-21	3142	1638-40 Haight Street William V. Prieur	D. Langer - CED
9.	22-23	3143	1746-48 Mission Street Khouri Faiq c/o Harold I. Yee	D. Langer - CED
10.	24-25	3144	867-77 Oak Street Donald Siu c/o Debby Siu	D. Langer - CED
11.	26-27	3145	4715 Balboa Street Robert Rowland c/o Cournale & Co.	D. Langer - CED
12.	28-33	3146	7 Hill Point Avenue Rider J. Alfred c/o Bob McCormick	D. Langer - CED

insp. file copy

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY

cAllister St., Room 301
rancisco, CA 94102
168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

llant Raymond P. Siotto
ess 150 Magellan Avenue
San Francisco, CA 94116

PROPERTY ADDRESS 150 Magellan Avenue
BLOCK 2856 LOT 8
HEARING DATE August 22, 1990
APPEAL NUMBER 6402
INSPECTOR R. Torres

EMENT APPEALS BOARD DECISION:

case is continued for 60 days. The next hearing will be on Wednesday, October 24, 1990
1:30 p.m. room 282, City Hall.

pellant will apply for a variance from Dept. of City Planning within 60 days.)

y sent to: Adam G. Slote
One Maritime Plaza, Suite 2500
San Francisco, CA 94111

Donald Chan, Secretary
Abatement Appeals Board

ARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

I MAILED: September 5, 1990

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

RAYMOND P SIOTTO
Appellant

Appeal Number 6402

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 6, 1990.

(2) The affected premises are located at 150 Magellan Avenue, San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The Director of Public Works, Richard J. Evans, has ordered Raymond P. Siotto to obtain a building permit within thirty (30) days of June 6, 1990, for a garden wall which has been constructed in the front setback area of 150 Magellan Avenue.

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JUL 11 1990
CODE ENFORCEMENT DIV.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

Raymond P. Siotto seeks a modification of the order of Richard J. Evans. Mr. Siotto seeks an extension of time so that a variance can be sought after October 3, 1990.

In the fall of 1989, Mr. Siotto sought a variance for the garden wall without the advice of counsel. Mr. Siotto had no training or experience in the obtainment of building permits or variances and after his application for a variance was denied on October 3, 1989, Mr. Siotto failed to appeal the decision within the ten (10) day time limit. Mr. Siotto had a meritorious appeal to the October 3, 1989 variance decision because findings of the variance decision are controvertible.

Mr. Siotto is now represented by counsel and requests an extension of time so that a variance for his garden wall can be sought, accompanied by all of the relevant evidence favoring issuance of a variance, after October 3, 1990, when the one-year prohibition on re-application for the variance will end.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove agent.

(6) The offical address of the undersigned is Dobbs, Berger, Molinari, Vannelli, Nadel & LInks, One Maritime Plaza, Suite 2500, San Francisco, CA 94111

Telephone number: (415) 362-1940

Dated: July 11, 1990.

(Signature of Appellant)
ADAM G. SLOTE
Attorneys for RAYMOND P. SIOTTO

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco — Department of Public Works

Office of the Director

ADDRESS: 150 MAGELLAN AVENUE

BLOCK: 2856 LOT: 8
SEQ. 01 CASE: BWO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA
Tel. No. 554-8742
FILING FEE: $43

INSPECTOR:
RICHARD TORRES

SIOTTO, RAYMOND P.
150 MAGELLAN AVENUE
SAN FRANCISCO, CA 94116

OWNER'S NAME:
SIOTTO, RAYMOND P.

RECEIVED
JUL 3 - 1990
DOBBY MOLINARI

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE — ORDER NO. 154,659

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON 06/06/90 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 154,430 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO OBTAIN A BUILDING PERMIT.

2. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 7, 1990

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JUNE 6, 1990

(3)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: May 14, 1990
PROPERTY ADDRESS:
150 MAGELLAN AV
BLOCK: 2856 LOT: 008
SEQ: 01 CASE: BWO

SIOTTO RAYMOND P
150 MAGELLAN AV
SAN FRANCISCO CA
94116

OWNER'S NAME:
SIOTTO RAYMOND P

INSPECTOR: Richard Torres

DISTRICT: 13A CT: 304

Notice of Regular
Hearing of Complaint
Order Number: 154430

Date and Time of Hearing 06/06/90 10 A.M.
At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record or his/her duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first 'Warning of Violation' until the matter is resolved (San Francisco Building Code Sections 203(b), 332.2 and 332.3).

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: May 14, 1990
PROPERTY ADDRESS:
150 MAGELLAN AV

Notice of Regular
Hearing of Complaint
Order Number: 154430

The Owner of Record is instructed to advise the holder of any Mortgages or Deeds of Trust for which this property is security of these proceedings. Also, the Department of Public Works shall be advised of the names of holders of Mortgages or Deeds of Trust on this property.

BY ORDER OF THE DIRECTOR OF PUBLIC WORKS.

Very Truly Yours,

Richard J. Evans, Director
Department of Public Works

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

RF

JUL 3 - 1990

DOBBS, BERGER, MULINARI

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

NOTICE OF INCOMPLETE PERMIT SUBMITTAL

June 22, 1990

Ray P. Siotto
150 Magellan
San Francisco, CA 94116

RE: 150 Magellan
(Address of Permit Work)
9010581
(Building Permit Application No.)

Your application is being held because the following information is required before your application is accepted as complete. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

- o THE APPLICANT MUST PROVIDE THE REQUESTED INFORMATION INDICATED IN THE BOXES BELOW WITHIN THIRTY (30) DAYS OR THE APPLICATION WILL BE SENT BACK TO THE BUREAU OF BUILDING INSPECTION FOR CANCELLATION OR ADMINISTRATIVE PROCEEDINGS FOR FAILURE TO COMPLY WITH THIS NOTICE.

- o ALL PLANS SUBMITTED MUST BE TO AN APPROPRIATE SCALE; PLOT PLAN 1" = 10' OR 20'; FLOOR PLANS 1/8" OR 1/4" TO 1' AND MUST HAVE THE USES OF ALL SPACE LABELLED.

- o DO NOT SUBMIT PLANS DIRECTLY TO THE DEPARTMENT OF CITY PLANNING. ALL PLANS REVISIONS MUST BE FILED AT THE COUNTER SERVICES DIVISION, 450 McALLISTER STREET, FIRST FLOOR. NO PLANS WILL BE ACCEPTED BY MAIL OR MESSENGER. PLANS MUST BE SIGNED BY PREPARER, ARCHITECT OR ENGINEER.

/X/ OTHER: Per Section 136(D)(17) of the Planning Code fences greater than 3'-0" are not permitted in the required setback. Hence, the proposed fence would not be permitted unless you seek and justify a variance. Please call Sharon Rogers at 558-6286 to make an appointment regarding filing a variance application.

If you have any questions, please call Aruna Bhat at 558-6315 between the hours of 10:00 to 12:00, appointment required.

AMB:glp/p36

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Raymond J. Gorrebeeck

50 Sussex Street

San Francisco, CA 94131

Date: October 2, 1990

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [x] Other Notice of Decision

PROPERTY ADDRESS 50 Sussex Street

BLOCK 7548 LOT 27

APPEAL NO. 740 S-NC-DEQ RF

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 2, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

10-2-90

* Original Notice of Hearing was given to the Appellant on October 2, 1990.

Raymond Gorrebeeck
R G

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Raymond J. Gorrebeeck
Appellant

Appeal Number 740

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__

(2) The affected premises are located at 50 Sussex St., San Francisco, CA 94131, San Francisco. They contain 1 single family dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.) Set aside notice of decision Appeal #740 dated 6/26/74 that granted a life time monetorium to Raymond J. Gorrebeeck. From property conservation report file # 6714-22-30 (Please refer to attached notice of decision

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.) Encumberance on the title which prevents Great Western Bank from loaning Raymond J. Gorrebeeck the money to make needed repairs to bring building up to code.

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OCT 2 - 1990
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove _____.

(6) The offical address of the undersigned is 50 Sussex Street, San Francisco, CA 94131.
Telephone number: 415-333-8822.

Dated: October 2, 1990.

Raymond Gorrebeeck
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

...IFIED COPY

LIBER B911 PAGE 658

ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE OF DECISION

Appeal Number 740

Notice is hereby given that the appeal of Raymond Gorrebeeck, hereinafter referred to as the Appellant, concerning the structure located at 50 Sussex Street Condemnation of, which was ordered abated by S. M. Tatarian, Director of Public Works, et al, (Order # 85711(C), dated June 19, 1970, 19...) came on regularly for hearing before the Abatement Appeals Board of the City and County of San Francisco on June 26, 1974 and that the said Board, pursuant to the powers invested in it by Article 2 of the Building Code, Chapter 1, Part II, of the San Francisco Municipal Code, heard the facts as submitted and finds and decides as follows:

FINDINGS — THE BOARD FINDS:

1. That the appellant was duly notified of the time and place of hearing as required by the Building Code and the Rules of Procedure of the Abatement Appeals Board and that Appellant was not present.

2. That the said structure complained of is unsafe and a public nuisance under the terms of the San Francisco Municipal Code.

3. That the unsafe conditions are as stated in the Complaint of the Superintendent Bureau of Building Inspection, Property Conservation Inspection Report File No. 6714-22-3.

DECISION:

The order of the Director of Public Works was upheld with the following modification:

Items of the Inspection Report regarding premises at 50 Sussex Street are hereby deferred as long as present owner, Raymond Gorrebeeck resides on the premises; however, if for any reason Raymond Gorrebeeck's tenancy is terminated or if the property is sold, the new owner is to bring the structure into compliance with all applicable City codes and ordinances.

NOTE: A copy of this decision is to be duly recorded in the Recorder's Office of the City and County of San Francisco.

Y04851

LIBER B911 PAGE 658

RECORDED AT REQUEST OF
COUNTY OF SAN FRANCISCO
Min Past 2 P M
JUL 19 1974
City & County of San Francisco, Calif.
L. J. Le GUERMEC
RECORDER

OFFICIAL
N/C

As so modified, the order of the Director of Public Works is affirmed.

Dated: June 26, 1974

Wesley F. Johnson, Chairman

ABATEMENT APPEALS BOARD OF THE
CITY AND COUNTY OF SAN FRANCISCO

By Leonard Q. Collings, Secretary

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Willie Ballard

810 Lyon Street

San Francisco, CA 94115

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 810 Lyon Street

BLOCK 1151 LOT 020

APPEAL NO. 3137 S-NC-DEQ DIO

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 30, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

Paid 8/30/90 Receipt # 65068

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Willie Ballard
Appellant

Appeal Number 03137

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 810 Lyons St San Francisco. They contain 3 dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Denial of Bldg Permit application #9005313

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
to Build my wood stairs as I am a Carpenter and I will not interfere with any of my neighbors.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above All.

(5) The official address of the undersigned is:
810 Lyons St S.F. Ca 94115

Telephone Number: 567 2539

Dated: 8-30, 1990. Willie Ballard

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Farnham Properties Inc.

886 Sutter Street

San Francisco, CA 94109

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 880 Sutter Street

BLOCK 281 LOT 8

APPEAL NO. 3138 S-NC-DEQ DA

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 6, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

FARNHAM PROPERTIES INC. Appeal Number 3138
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 880 ~~Sutter Street,~~ San Francisco. They contain 49 dwelling units and 1 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Disallowance of state tax deductions for taxes, depreciation, amortization, or interest expenses connected with substandard property.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
Additional time to correct above substandard condition. All units except 902 (one unit) have been brought into compliance. A smoke detector and a switch operated light fixture have been installed in the main room. Occupant of 902 denies owner access to correct said substandard condition. Complaint has been filed to gain access and correct said condition. Request extension of time to October 31, 1990 (60 days) to allow completion. Same appeal filed with the Bureau of Housing Inspection, Dept of Public Works.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above_____.

(5) The official address of the undersigned is:
886 Sutter Street, San Francisco, CA 94109
Telephone Number: (415)673-4738

Dated: September 5, 1990.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid Receipt #65078 9/6/90

(13)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Allan Chiu
1331 Skyline Drive
Daly City, CA 94015

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 705 - 2nd Avenue
BLOCK 1645 LOT 002
APPEAL NO. 3139 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 7, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(14)

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ALLAN CHIU
Appellant

Appeal Number #3139

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 705 2nd Ave San Francisco. They contain 4 dwelling units and basement studio ~~rooming~~ units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Building was cited for having a basement studio done without a permit. Permit application was submitted thru Central Permit Bureau. Permit application was denied by planning dept.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Currently the denied permit application is undergoing appeal with Board of Permit Appeals. Schedule hearing is Oct 24, 1990. I'm requesting for a time extension.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
1331 SKYLINE DR
Daly City, CA 94015
Telephone Number: 991-2577

Dated: 9/7, 1990.

Signature of Appellant Allan Chiu

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Paid
Receipt # 65081

(15)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Moghtaderi Daryoush

853 Ashbury Street

San Francisco, CA 94117

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1666-68 Page Street

BLOCK 1224 LOT 014

APPEAL NO. 3140 S-NC-DEQ DA

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 7, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43.50

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

MOGHTADERI DARYOUSH
Appellant

Appeal Number 3140

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1666-68 Page St. San Francisco. They contain 4 (3) dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Alleged illegal conversion of 4 units to 3 units and minor routine maintenance.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
The conversion is merely routine paper work and permit application has been filled on 8-23-90 (Application # 9016930) - Have attended the an administrative hearing, which has allowed 60 days from issue of permit to comply - minor routine maintenance is completed.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
853 Ashbury St.
SAN FRANCISCO CA. 94117
Telephone Number: 415-777-3000 Business
415-665-0752 Residence

Dated: 29 August, 1990. DARYOUSH MOGHTADERI

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid Receipt # 63087 Check #2115 9/7/90

(17)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Grandvel A. Jackson
257 Kensington Way
San Francisco, CA 94127

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1955-59 Hayes Street
BLOCK 1210 LOT 033
APPEAL NO. 3141 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 14, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(18)

File Before
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

GRANDVEL A. JACKSON
Appellant

Appeal Number 3141 ~~72746-2636.5~~

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1955-57-59 HAYES STREET San Francisco. They contain 3 dwelling units and (FLATS) (FLATS) rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Pursuant to botice given in each instance the work requested has been done forthwith . I talked with the inspector in the latest instance and we went over each alledged violation and all were immediately complied with.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Because all regulations, as I understand them, have been complied with I feel it is an imposition upon the delegued landlord to continue to impose actions upon him that has little or nothing to do with the health and safety of the occupants.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
257 KENSINGTON WAY , SAN FRANCISCO, CALIFORNIA 94127

Telephone Number: 415-664-5858

Dated: Sept. 13, 1990.

Signature of Appellant Grandvel A. Jackson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid
Receipt # 65086
9/14/90

(19)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

William V. Prieur

1629 Waller Street

San Francisco, CA 94117

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1638-40 Haight Street

BLOCK 1230 LOT 010

APPEAL NO. 3142 S-NC-DEQ DI

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 14, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

PRIEUR, WILLIAM
Appellant

Appeal Number 3142

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1638-40 HAIGHT ST. San Francisco. They contain 5 dwelling units and 0 rooming units. + 1 COMMERCIAL

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) The inspectors required action by the Planning Dept for a Variance. My Bldg Permit application was sent to Planning early in 1989 & has gone on to the Board of Permit Appeals for a decision. My latest Permit Application was made in Jan 1990 & has only just been issued by the Building Dept. Permit No. 652408.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) Additional time is needed to complete the work & obtain final inspection.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner ~~agent~~, (state which) of the premises described in Paragraph (2) above 1638-40 Haight St.

(5) The official address of the undersigned is:
1629 WALLER ST.
SAN FRANCISCO, CA 94117
Telephone Number: 752-7756

Dated: Sept 13, 1990.

Signature of Appellant William Prieur

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Paid
Receipt
No A 65087
9/14/90

(21)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Khouri Faiq

1890 Market Street

San Francisco, CA 94102

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1746-48 Mission Street

BLOCK 3503 LOT 003

APPEAL NO. 3143 S-NC-DEQ DK

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 14, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant & a copy was mailed to the Appellant's Agent on October 3, 1990. DC

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Neighborhood Housing Rehabilitation Corp. III
Appellant

Appeal Number 3143

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1746-1748 Mission Street San Francisco. They contain ~~three(3)~~ dwelling units and ten(10) rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) The premises are currently undergoing moderate rehabilitation to include new heating, plumbing, wiring; cosmetics such as exterior and interior paint, glass replacement, flooring, and cabinetry. The work is approximately 50% complete and the expected 100% completion is October 15, 1990.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) This housing will be put back into service under the Community Housing Rehabilitation Program with rents not to exceed Fair Market Rents as determined by HUD(for 51% of the apartments. The Mayor's Office of Housing and Economic Development has provided the CHRP loan which is funding the rehabilitation work.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(5) The official address of the undersigned is:
1670 Pine Street, 1st Floor
San Francisco, CA 94109
Telephone Number: (415)928-5910

Dated: September 7, 19 90.

Signature of Appellant
Harold T. Yee, Chairman, NHRC III

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid 9/14/90
Receipt # 65088

(23)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Donald Siu, Et al
25 Galilee Ln., #2
San Francisco, CA 94117

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 867-77 Oak Street
BLOCK 844 LOT 025
APPEAL NO. 3144 S-NC-DEQ DIO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 17, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Debby Siu
Appellant

Appeal Number 3144

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 867-877 Oak St. San Francisco. They contain 6 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

have no knowledge of illegal conversion.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Obtain 120 days extention from Department of Public Works to correct the substandard condition on 09/12/90.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

Telephone Number: _____

Dated: Sept 17, 1990.

Signature of Appellant Debby Siu

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid
Receipt # 65090
7/17/90

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Robert Rowland, Agent
c/o Cournale & Co.
4630 Geary Blvd., #202
San Francisco, CA 94118

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 4715 Balboa Street
BLOCK 1596 LOT 001
APPEAL NO. 3145 S-NC-DEQ DI *
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 17, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant and a copy was mailed to the Appellant's Agent on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 45.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ROBERT ROWLAND, AGENT
c/o COURNALE & CO.
4630 Geary Blvd. #202
SAN FRANCISCO, CA 94118
Appellant

Appeal Number 3145

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 4715 Balboa Street, Apt. #7 San Francisco. They contain 7 dwelling units and 26 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
APPEALING THE DISAPPROVAL OF PERMIT APPLICATION NO:8908401

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
I BELIEVE THIS UNIT COMFORMS TO THE AFFORDABLE HOUSING MARKET. IT HAS BEEN RENTED FOR THE PAST 6 YEARS AT AN APPROXIMATE RENT OF $543.00 PER MONTH : PLUS THE UNIT HAS REAR, FRONT DOOR AS WELL AS 3 SPRINKLER HEADS.
RE: PARKING
THE PREMISES LOCATED AT 4715 BALBOA HAS A SIDE YARD AREA (FRONTAGE IS APPROXIMATELY 29 FEET). SAID AREA COULD BE BLACKTOP - LEFT OPEN - FOR PARKING OF TWO CARS. PICTURE OF AREA IS ENCLOSED.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(5) The official address of the undersigned is:
COURNALE & CO.
4630 Geary Blvd. #202, San Francisco, CA 94118
Telephone Number: (415) 752-3600

Dated: 15 September, 19 90.

Signature of Appellant Robert Rowland
ROBERT ROWLAND

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid 45.00
Receipt # 65091
9/17/90

(27)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Rider J. Alfred
15 Hill Point Avenue
San Francisco, CA 94117

Date: October 3, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 7 Hill Point Avenue
BLOCK 1275 LOT 022
APPEAL NO. 3146 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 18, 1990, will be heard by the Board at 1:30 p.m. on October 24, 1990, in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was mailed to the Appellant on October 3, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(28)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

RIDER J. ALFRED
Appellant

Appeal Number 3146

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter 1, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 4, 19 90

(2) The affected premises are located at 7 Hill Point Avenue San Francisco. They contain 1 dwelling units and 5 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Notice of Noncompliance. Failure to complete inspection of said property for certification of occupancy.

We have complied and receipts showing corrections are attached.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Please see the attached letter and copies of documents.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(6) The official address of the undersigned is:
15 Hill Point Avenue
San Francisco, Ca 94117
Telephone Number: 415-753-0393

Paid Receipt # 65093 9/18/90

Dated: 9-17-90, 19 90.

Signature of Appellant [signature]

Bob McCormick

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

HILLWAY, CARL AND HILLPOINT PROPERTIES
15 HILLPOINT AVENUE, SAN FRANCISCO, CALIFORNIA 94117

PHONE: (415) 753-0393

BOB MCCORMICK
MANAGING DIRECTOR

September 17, 1990

Abatement Appeals Board (AAB)
1390 Market Street Suite 250
San Francisco, Ca. 94102

To whom:

We are asking the Abatement Appeals Board to reverse any and all claims of "noncompliance" against the property located at 7 Hill Point Avenue, San Francisco.

We have acted in good faith during the past years, since the action drawn by the original repair permit was issued in 1986. We have corrected, repaired and/or improved this building in compliance with all city codes.

We have complied with all inspections; dates times and being present. WE have experienced "no show" by building inspectors on three occassions. On one occassion, the inspector called off the inspection, while on sight of the property, relating "a gray area came up" and abruptly departed the sight. Inspectors have notified us by telephone of an upcoming inspection, but nothing came of them.

On many occassions, I either called or met with Mr. Harold Lister at his office and on sight, asking when this inspection will be finalized and the building certified. He requested I speak with the building inspector assigned to the case. This is where we are today.

We asked for the final inspection, but somewhere in the network of papers and whatever, we were lost or denied our moment in completing this ordeal.

We are attaching copies of completed work invoices pertaining to the installation of fire alarm systems and sprinkler systems for the named property.

We hope this information will nullify these procedings and allow us to certify this building. Thank you for you assistance in this matter.

Very sincerely yours,

FIRE & SECURITY SYSTEMS
A Div. of Central Signal Co., Inc.
1334 Potrero Ave.
SAN FRANCISCO, CALIFORNIA 94110

(415) 648-3340
Lic. #422185 & La. 001077

1617

DATE	ORDER NO.
10/3/86	

SHIP TO

HILL POINT PROPERTIES

15 HILL POINT AVE

SAN FRANCISO, CA 94117

[redacted]

		DAVE P		NET UPON RECEIPT		
	DESCRIPTION			UNIT PRICE	DISC.	TOTAL
	INSTALLATION OF A FIRE ALARM SYSTEM IN					
	ACCORDANCE WITH SMOKE DETECTOR ORDINANCE 227-77					$1,558.88
	Total Due					$1,558.88

GINAL

Thank You

(31)

STATEMENT

CALIFORNIA
FIRE & SECURITY SYSTEMS
A Div. of Central Signal Co., Inc.
1334 Potrero Ave.
SAN FRANCISCO, CALIFORNIA 94110

(415) 648-3340
Lic. #422185 & La 001077

DATE 10-9-86
NUMBER # 1617

HILL POINT PROPERTIES
15 HILL POINT AVE
SAN FRANCISCO, CA. 94117

TERMS: N/A

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE $ -0-

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
	INSTALLATION OF A FIRE ALARM SYSTEM. [redacted]	$ 1,558.88
	AMT PAID	$ 1,558.88
	BALANCE DUE	-0-
	THANK YOU!!	

LIFORNIA
CURITY SYSTEMS

Thank You

PAY LAST AMOUNT IN THIS COLUMN

(32)

ABRASS PLUMBING CO.
679 - 14th Street
SAN FRANCISCO, CALIFORNIA 94114

86- 5575

Phone 626-6266 License #233656

Carl Hillway
Hillpoint properties.
350 Parnassus Ave Ste. 900
San Francisco Ca 94117

DATE	Aug 28, 1986
CUSTOMER ORDER NO.	Job# 6143
SALESPERSON	
VIA	

TERMS: "Due and payable upon receipt of invoice. 10 Days net. 1½% Service charge per month (18% per annum) on all past due invoices."

			AMOUNT
[redacted],2 [redacted]			
Billed as per contract agreement.			3,650.00
EXTRA WORK:			
Sprinkler System	Material	96.49	
	Tax	6.27	
	Labor	315.00	
	Total extra		417.76
	Total		4,067.76
	Paid on acct		(3,650.00)
	Balance due		417.76

RIGINAL

Thank You!

(33)

SF
P85.10
#2
10/24/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 334
October 24, 1990
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Nancy Gin - City Planning

ABATEMENT APPEALS CONTINUANCE — INSPECTOR

#6402 — 150 Magellan Avenue — R. Torres - BID
Raymond P. Siotto
c/o Adam G. Slote
(Present)

DECISION: The appeal matter was withdrawn for hearing on this day by the appellant.

ABATEMENT APPEALS REHEARING

#740 — 50 Sussex Street — R. Noelke - CED
Raymond J. Gorrebeeck
(Present)

DECISION: The appeal is granted. The Notice of Decision dated June 26, 1974 is to be modified to vacate the "Life Time Moratorium" on the property.

FRANCHISE TAX HEARINGS

#3137 — 810 Lyon Street — D. Langer - CED
Willie Ballard
(Present)

DECISION: The appeal is granted with stipulation that the fire escape be finished within six (6) months, April 24, 1991, and the rest of the violations be corrected within (30) days (November 23, 1990). If not, the case will be referred to the Franchise Tax Board.

#3138 — 880 Sutter Street — D. Langer - CED
Farnham Properties Inc.
c/o Jose P. Campos
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with final approval from the inspector within sixty (60) days (December 24, 1990). If not, the case will be referred to the Franchise Tax Board.

#3139 705 - 2ND Avenue D. Langer - CED
Allan Chiu
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on Wednesday, November 28, 1990 at 1:30 p.m., Room 282, City Hall. (Pending decision from Board of Permit Appeals.)

#3140 1666-68 Page Street D. Langer - CED
Moghtaderi Daryoush
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, January 23, 1991 at 1:30 p.m., Room 282, City Hall. The appellant is to secure a building permit to either legalize the fourth unit or revert to last legal use which is three units. The appellant is granted an additional six (6) months after the issuance of the building permit to complete the work.

#3141 1955-59 Hayes Street D. Langer - CED
Grandvel A. Jackson
(Absent)

DECISION: The appeal is denied. Appellant was absent. Request for re-hearing will be automatically granted because of previous contact and arrangement with the inspector. The next hearing will be on Wednesday, November 28, 1990 at 1:30 P.M., Room 282, City Hall.

#3142 1638-40 Haight Street D. Langer - CED
William V. Prieur
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with final approval from the inspector within thirty (30) days (November 23, 1990). If not, the case will be referred to Franchise Tax Board.

#3143 1746-48 Mission Street D. Langer - CED
Neighborhood Housing Rehabilitation
Corp. III
c/o Chris Hoffman for Harold Yee
(Present)

DECISION; The appeal is granted with stipulation that all work be completed with final approval from the inspector within thirty (30) days (November 23, 1990). If not, the case will be referred to the Franchise Tax Board.

#3144 867- 77 Oak Street D. Langer - CED
Donald Siu, c/o Debby Siu
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, January 23, 1991 at 1:30 p.m., Room 282, City Hall. (Until then, the appellant should present the status of his permit application.)

#3145 <u>4715 Balboa Street</u> D. Langer - CED
Robert Rowland
c/o Cournale & Co.
(Present)

DECISION: The appeal is denied. Case is to be referred to the Franchise Tax Board.

#3146 <u>7 Hill Point Avenue</u> D. Langer - CED
Alfred J. Rider
c/o Bob Mccormick
(Present)

The appeal is granted with stipulation that all work be completed with final approval from the inspector within ninety (90) days (January 23, 1991). If not, the case will be referred to the Franchise Tax Board.

Donald Chan
Secretary

MI:ML:TS

PUBLIC WORKS DEPT

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 335
November 28, 1990
Room 282, City Hall at 1:30 P.M.

5.10
28/90

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores

DOCUMENTS DEPT.

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

PUBLIC WORKS DEPT

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 335
November 28, 1990
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Lesley Oliveira-HID Sr. Insp.
Barry Pearl - City Planning

DOCUMENTS DEPT.
NOV 15 1990
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS

Item No.	Page No.	Case No.	Property Address	Inspector
1.	1 - 4	6404	580-590 Folsom St. 580 Folsom St. Ass'n. c/o Victoria Carlin	John Greene - CED
2.	5 - 9	6405	140-148 Jones St. Cchotubhai B. Patel c/o David G. Mendez	D. Langer - CED

FRANCHISE TAX HEARINGS CONTINUANCE

3.	10 - 11	3139	705 - 2nd Avenue Allan Chiu	D. Langer - CED
4.	12 - 13	3141	1955-59 Hayes Street Grandvel A. Jackson	D. Langer - CED

FRANCHISE TAX HEARINGS

5.	14 - 15	3147	769-771 Tehama Street Haylee & Suzanne Yee	D. Langer - CED
6.	16 - 18	3148	30-30A Woodland Ave. Chickering A. Lawrence c/o Douglas Curtis	D. Langer - CED
7.	19 - 21	3149	901-905 California St. Marsten Associates c/o John Tellinghuisen Stouffer Hotel Co.	D. Langer - CED
8.	22 - 23	3150	2123-2125 Beach St. Cuneo Family Trust B. c/o James Palmer	D. Langer - CED
9.	24 - 32	3151	262-266 Missouri St. Henri Marie-Rose	D. Langer - CED
10.	33 - 34	3152	432-434 Hugo Street Scott Bassin and Downs Karla	D. Langer - CED
11.	35 - 36	3153	612-614 Fillmore St. John Sucich and William E. Villa	D. Langer - CED
12.	37 - 39	3154	3183-3185 Army Street Larry D. Coate	D. Langer - CED
13.	40 - 42	3155	1919-1921 Grant Ave. Scott A. Brown and Lisa M. Byrne	D. Langer - CED

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:
580 Folsom Associates
c/o Ron Kaufman
55 Francisco St., 8th Fl.
San Francisco, CA 94133

Date: November 7, 1990

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 580-590 Folsom St.
BLOCK 3736 LOT 027
APPEAL NO. 6404 S-NC-DEQ PP
INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 4, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant and a copy was sent to the Appellant's agent on November 7, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

RECEIVED
OCT 03 1990
PLANT BUILDERS, INC.

580 Folsom Street Associates
Appellant

Appeal Number 6404

paid 43.00 # 6566 10/4/

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 29, 19 90

(2) The affected premises are located at 580/ 590 Folsom Street 79/81 Clementina Street San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Parapet safety program requirements

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

We are requesting temporary exemption from the City of San Francisco's parapet safety program requirements, for the following reasons:

1. The San Francisco Planning Commission has resently approved this site for a new 16 story building. The two existing buildings 580 Folsom and 81 Clementina Street,under consideration herein,are slated for demolition by December 1991.

please see attached page # 2
(Attach an additional sheet if necessary)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above 580 Folsom Street Assoc.
by Victoria Carlin, agent

(6) The official address of the undersigned is:
580 Folsom Street Associates, c/o Ron Kaufman Cos
55 Francisco, 8 th floor, San Francisco, CA 94133
Telephone Number: (415) 982-5702

Dated: 10/2, 19 90.

Signature of Appellant 580 Folsom Street Associates
Victoria Carlin
by, Victoria Carlin, agent

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Item # 4 continued

2. The parapet construction required by the City must be done from within an occupied tenant space, the construction noise and dust would interfere with their work.

3. The existing buildings have reinforced concrete parapets, which; were recently inspected (post the 1989 earthquake) by a structural engineer and found to be without damage.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

SAN FRANCISCO, CA
RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E780243
SFCC-PUBLIC WORKS
Tuesday, September 11, 1990 02:59:35Pm
TOTAL -> REEL F208 IMAGE 0666

DATE: 09/07/90
PROPERTY ADDRESS:
580-590 FOLSOM ST
BLOCK: 3736 LOT: 027
SEQ: 01 CASE: PP1

580 FOLSOM ASSOCIATES
% RON KAUFMAN
55 FRANCISCO ST 8TH FL
SAN FRANCISCO CA

OWNER'S NAME:
580 FOLSOM ASSOCIATES

INSPECTOR: John Greene

94133 DISTRICT: 27A CT: 179

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 155138

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/29/90 in accordance with the DPW HEARING ORDER NO. 154820.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/25/90

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/29/90

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 25 1990
CODE ENFORCEMENT DIV.

Very Truly Yours,

for Richard J. Evans
Director of Public Works

27A-P20-P20-003

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 9410

(4)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Chhotubhai B. Patel
218 - 11th Avenue
San Francisco, CA 94118

Date: November 7, 1990

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 140 Jones Street
BLOCK 343 LOT 13
APPEAL NO. 6405 S-NC-DEQ DC4
INSPECTOR Bernie Tom

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 5, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to the Appellant's Attorney on November 7, 1990. ud

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FEE $ 43.00
RECEIPT # 65671
10/5/90 Date — Initial

CHHOTUBHAI B. PATEL
Appellant

Appeal Number 6405

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 09/05, 1990.

(2) The affected premises are located at 140-148 JONES ST BLK 343 LOT 13, San Francisco. They contain — dwelling units and — rooming units. 140 JONES IS RESIDENTIAL HOTEL; 148 JONES COMMERCIAL UNIT

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

OWNER HAS UNLAWFUL DETAINER (EVICTION) JUDGMENT AGAINST COMMERCIAL TENANT NORBERT SCHROEDER WHO WAS SOURCE OF PROBLEM. JUDGMENT ENTERED ON 09/27/90. A WRIT OF POSSESSION ISSUED ON 10/01/90 AND SHERIFF EVICTION IS TENTATIVELY SET FOR 10/10/90.

OWNER APPEALS BECAUSE THE SOURCE OF THE PROBLEM WAS NOT COOPERATING RENDERING A CURE OF VIOLATIONS OUT OF CONTROL OF OWNER PENDING DUE PROCESS EVICTION.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

RELIEF IS REQUESTED BY REVERSING ACTION OF DIRECTOR IN FORCING COMPLIANCE UNTIL REASONABLE TIME AFTER PROBLEM COMMERCIAL TENANT IS EVICTED AND OWNER REGAINS POSSESSION IN ORDER TO CURE VIOLATIONS.

SEE ATTACHED JUDGMENT + ORDER APPEALED FROM.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove ATTORNEY.

(6) The offical address of the undersigned is 12 GOUGH ST #300
SAN FRANCISCO, CA 94103.

Telephone number: (415) 621-1880.

Dated: 10/05, 1990.

David G. Manly
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

City and County of San Francisco

Department of Public Works

Office of the Director

ADDRESS:
140 JONES STREET

BLOCK: 343 LOT: 13
SEQ.: 01 CASE: DC4

INSPECTOR:
BERNIE TOM

PATEL, CHHOTUBHAI B.
218 - 11th AVENUE
SAN FRANCISCO, CA 94118

OWNER'S NAME:
PATEL, CHHOTUBHAI B.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE ORDER NO. 155,192A

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 5, 1990 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 155,063 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 5 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPT. 25, 1990

OWNER
FILE (2)
BID (5)

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

APPROVED: SEPTEMBER 5, 1990

David G. Mendez
Attorney at Law
12 Gough Street, Suite 300
San Francisco, CA 94103
(415)621-1880 File #PCB1023

Attorney for Plaintiff

Charlie B. Patel

MUNICIPAL COURT, CITY & COUNTY OF

SAN FRANCISCO, STATE OF CALIFORNIA

Charlie B. Patel, Plaintiff, vs. Norbert Schroeder, Defendant.	Case No. 047386 **UNLAWFUL DETAINER JUDGMENT (C.C.P.§ 1174)**

This action came on regularly for trial on September 24, 1990, in Department 3, the Honorable Vincent T. Lechowick, Judge presiding. Plaintiff Charlie B. Patel appeared by and through attorney David G. Mendez and defendant Norbert Schroeder appeared in propria persona.

A jury of 12 persons was impaneled and sworn to try the action. Witnesses for both plaintiff and defendant were sworn and examined. After hearing the evidence, arguments on behalf of the parties, and instructions of the court, the jurors retired to consider their verdict. After returning to court on September 25, 1990, the jurors rendered their verdict as follows: Judgment for the plaintiff against defendant for restitution of possession of the premises together with daily rental damages.

G. MENDEZ
ney At Law
ough Street,
uite 300
Francisco,
ornia 94103
) 621-1880

IT IS ORDERED, ADJUDGED, and DECREED

1. Plaintiff Charlie B. Patel shall have judgment against defendant Norbert Schroeder for the restitution of possession of the premises known as 148 Jones Street in San Francisco, CA 94102 [redacted]; and

2. The underlying rental agreement is declared forfeited, void and of no effect; and

3. The clerk of this court is ordered to issue a writ of possession under Code of Civil Procedure §715.010, directing the sheriff to take all legal steps necessary to remove defendant from the premises and providing that plaintiff recover the sum of $250.00 from the defendant; and

4. The Sheriff of the City & County of San Francisco is ordered to execute forthwith on such writ as provided in Code of Civil Procedure §715.020 by serving the writ and then, if necessary, by restoring possession of the premises to the Plaintiff.

5. Costs of suit are awarded to plaintiff.

Dated: SEP 27 1990

/S/ VINCENT LEECHOWICK
Judge of the Municipal Court

Date entered SEP 27 1990
Entered in Minute Bk. Vol.____ Page____

Clerk of the Municipal Court,
By T. B. McCOLLUM
Deputy

///

///

D G. MENDEZ
orney At Law
Bough Street,
Suite 300
n Francisco,
fornia 94103
5) 821-1880

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Allan Chiu
Address 1331 Skyline Drive
Daly City, CA 94015

PROPERTY ADDRESS 705 - 2nd Avenue
BLOCK 1645 LOT 002
HEARING DATE October 24, 1990
APPEAL NUMBER 3139
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on Wednesday, November 28, 1990 at 1:30 p.m., Room 282, City Hall. (Pending decision from Board of Permit Appeals.)

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 5, 1990

(10)

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ALLAN CHIU
Appellant

Appeal Number #3139

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 705 2nd Ave San Francisco. They contain 4 dwelling units and basement studio ~~rooming~~ units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Building was cited for having a basement studio done without a permit. Permit application was submitted thru Central Permit Bureau. Permit application was denied by planning dept.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Currently the denied permit application is undergoing appeal with Board of Permit Appeals. Schedule hearing is Oct 24, 1990. I'm requesting for a time extension.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
1331 SKYLINE DR
Daly City, CA 94015
Telephone Number: 991-2577

Dated: 9/7, 1990.

Signature of Appellant Allan Chiu

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(11)

Paid
Receipt # 65081

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Grandvel A. Jackson
Address 257 Kensington Way
San Francisco, CA 94127

PROPERTY ADDRESS 1955-59 Hayes Street
BLOCK 1210 LOT 033
HEARING DATE October 24, 1990
APPEAL NUMBER 3141
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The appeal is denied. Appellant was absent. Request for re-hearing will be automatically granted because of previous contact and arrangement with the inspector. The next hearing will be on Wednesday, November 28, 1990 at 1:30 P.M., Room 282, City Hall.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 5, 1990

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $113.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

GRANDVEL A. JACKSON
Appellant

Appeal Number 3141 ~~72746 2636.5~~

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1955-57-59 HAYES STREET San Francisco. They contain 3 (FLATS) dwelling units and (FLATS) rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Pursuant to notice given in each instance the work requested has been done forthwith . I talked with the inspector in the latest instance and we went over each alledged violation and all were immediately complied with.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Because all regulations, as I understand them, have been complied with I feel it is an imposition upon the delegued landlord to continue to impose actions upon him that has little or nothing to do with the health and safety of the occupants.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
257 KENSINGTON WAY , SAN FRANCISCO, CALIFORNIA 94127

Telephone Number: 415-664-5858

Dated: Sept. 13, 1990.

Signature of Appellant Grandvel A. Jackson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Paid
Receipt # 65086
9/14/90

(13)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Haylee & Suzanne Yee
351 Foothill Bl./Cor. 4th Ave.
Oakland, CA 94606

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 769 - 771 Tehama St.
BLOCK 3729 LOT 62
APPEAL NO. 3147 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 19, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990.

ud

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Paid Receipt # 65040 9/19/90

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43.00

Haylee Yee
Appellant

Appeal Number 3147

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19_____

(2) The affected premises are located at 769-771-TEHAMA St. 94103 San Francisco. They contain ~~4 Apts.~~ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Time Restrictions of Dir. order.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

ore
es for ~~Abate~~ New Sprinkle in Basement for Saftly.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is: 351-FOOTHILL Blvd OAKLAND CA. 94606

Telephone Number: (415) 421-0205

Dated: Sept 17th, 1990.

Signature of Appellant Haylee Yee

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

hickering A. Lawrence

0 Woodland Avenue

an Francisco, CA 94117

Date: November 7, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 30-30A Woodland Ave.

BLOCK 2630 LOT 035

APPEAL NO. 3148 S-NC-DEQ DI

INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on eptember 25, 1990 will be heard by the Board at 1:30 p.m. on * November 28, 1990 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to the Appellant' Agent on November 7, 1990.

ml

CD 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

[illegible] Board (AAB)
[illegible] St., Suite 260
[illegible]sco, CA 94102
No. 554-8742
[illegible] FEE: $43.00

[illegible] TO THE ABATEMENT APPEALS BOARD

[illegible] CITY AND [illegible] COUNTY [illegible]

[illegible] THE [illegible]

LAWRENCE CHICKERING 3148

[illegible]ant

The [illegible] Abatement [illegible] Appeals Board [illegible] building code [illegible] II, Chapter 1, [illegible] and make the following allegations [illegible]

(1) The affected premises are located at 30 WOODLAND AVE, BLOCK 2630, LOT 35 [illegible] 3 [illegible] -0- [illegible]s.

(2) (State in ordinary [illegible] of the action [illegible] relating thereto.)

A notice of violation has been received which cites various code violations and one illegal unit.

A notice of non compliance dated 10/3/1990 has been received.

(3) (State the [illegible] appealed act. [illegible] modified or reversed by the board)

It is my intent to abandon the illegal unit and to make all code corrections. Some of the corrections require the services of a Structural Engineer. I have retained Douglas. Curtis, Lic # 424726 as my Construction Manager, who in turn will engage Robert J. Bossi, Engineer, to produce adequate documents so that a building permit may be obtained.

We attach the schedule of corrections and request sufficient time to accomplish the application and the work.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(5) The official address of the undersigned is:
1462 EDGEWOOD ROAD
REDWOOD CITY, CA 94062
Telephone Number: (415) 368-4527

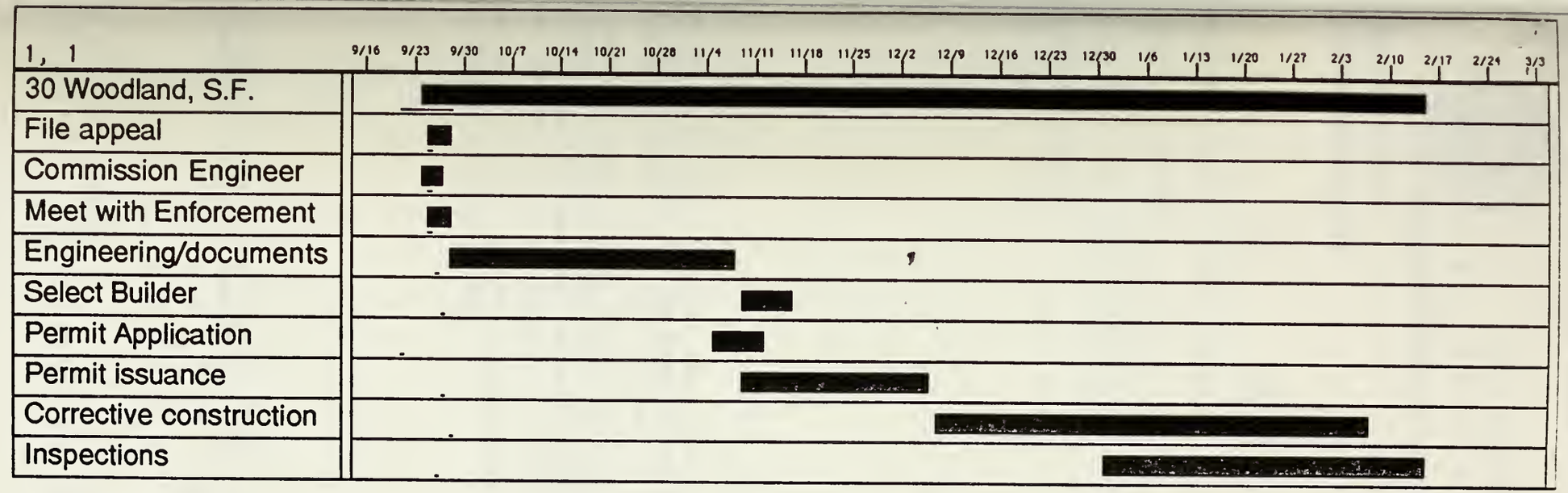
Dated: 9/25, 1990.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

FTB APPEAL FEE $ 43.00
RECEIPT # 65100
9/25/90 — Date
[illegible] — Initial

(17)



Construction Management by Douglas G. Curtis Co.

Code Violations and removal of illegal rental unit

(18)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

arsten Associates

/o Stouffer Hotel Co., - Tax Dept.

9800 Bainbridge Rd.

lon, Ohio 44139

Date: November 7, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 901-905 California St.

BLOCK 255 LOT 001

APPEAL NO. 3149 S-NC-DEQ DA

INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on eptember 25, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant ad a copy was sent to the Appellant's Agent on November 7, 1990.

ted

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(19)

APPEAL FILING
File appeal with
ent Appeals Board (AAB)
Market St., Suite 250
Francisco, CA 94102
Tel. No. 554-8742
LING FEE: $ 43.00

FTB APPEAL FEE $ 43.00
RECEIPT # 65651
9/25/90 mld
Date Initial

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

The Stanford Court a Stouffer Hotel
Appellant

Appeal Number 3149

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 905 California St. San Francisco. They contain 0 dwelling units and 402 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

See Attached Sheet

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

See Attached Sheet

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(5) The official address of the undersigned is:
905 California St., San Francisco, CA 94108

Telephone Number: 989-3500

Dated: September 25, 19 90.

Signature of Appellant
John Tellinghuisen

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

(2) The Stanford Court, a Stouffer Hotel, appears on record, to be in violation of the San Francisco smoke detector ordinance. The Stanford Court has complied with said ordinance and has had smoke detectors in all guest rooms as of mid June, 1990.

Due to the fact that Stouffer Hotels, opted to exceed code requirements and install a new fire alarm system and fire sprinklers, the entire system must be approved versus only guest room smoke detectors.

The following lists the steps we have taken to gain final approval to clear this violation from your records:

June 18 June 28 July 9	Field testing by independent fire protection consultant
July 11	Fire Dept. inspection & approval NOTE: Electrical inspection was to occur at same time, but inspector was unavailable on this date.
August 28	Electrical inspection - corrections required.

Final electrical inspection to be scheduled the week of October 8th, 1990 at which time we expect to obtain the required certificate of compliance.

(3) The Stanford Court is requesting additional time to complete final re-inspection and approval of the San Francisco Electrical Inspector, which as stated above, will be scheduled the week of October 8th, 1990. To allow for unanticipated situations, we ask the present date of non-compliance of September 19, 1990, be extended thirty days. The intent, however, remains to procure final approval the week of October 8th, 1990.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
:uneo Family Trust B.
:/o James Palmer
771 Woodside Road
Redwood City, CA 94061

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2123-2125 Beach St.
BLOCK 919 LOT 001 L
APPEAL NO. 3150 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on September 26, 1990, will be heard by the Board at 1:30 p.m. on *November 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990. pcd

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ _____

FTB APPEAL FEE $ 43.00 XX
RECEIPT # 65652
9/26/90 Date — mld Initial

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Cuneo Family Trust B
Appellant

Appeal Number 3150

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2123-2125 Beach Street San Francisco. They contain 2 dwelling units and 1 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Notice of noncompliance is appealed from. Subject property is vacant since death of owner in 1987. At Abatement Appeals Board hearing on April 25, 1990, Board indicated no action would be taken by City Attorney until sale of property, which has been listed since April 1990.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Any penalty for noncompliance should be deferred until after sale of property completed. Appellant is under Court order, as trustee, to make no improvements of property.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Trustee.

(5) The official address of the undersigned is:
1771 Woodside Rd.
Redwood City, CA 94061
Telephone Number: (415) 367-1771

Dated: 9/25, 19 90.

Signature of Appellant [signature] trustee
JAMES D. PALMER, Jr., trustee

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Henri Marie-Rose
565 Arkansas St.
San Francisco, CA 94107

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 262-266 Missouri St.
BLOCK 4003 LOT 011
APPEAL NO. 3151 S-NC-DEQ DC
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on September 26, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was ~~sent~~ to Appellant on November 7, 1990. rcl

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
0 Market St., Suite 250
Francisco, CA 94102
Tel. No. 554-8742
LING FEE: $ 43.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

FTB APPEAL FEE $ 43 PO XX
RECEIPT # 65653
9/26/90 — Date
mld — Initial

Henri Marie - Rose
Appellant

Appeal Number 3151

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19_____

(2) The affected premises are located at 262 - 266 Missouri St San Francisco. They contain 3 flats dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

The tenant changed the lock and although I get sometimes written permission for entry the door is kept locked. Please find document to back this statement. HMR

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

There must be a branch in city government to curb the tyranny of the tenants. The rent board ran and does act against the owner but each time the owner ask for help or advise is get a lawyer. Then a for office told me they have powers the inspector can do a thing!....

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
205 Missouri St San Francisco CA 94107
Telephone Number: 558 9913

Dated: Sept 26, 19 90.

Signature of Appellant Henri Marie - Rose.

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

WILLIAM S. PALMER
SERGEANT
STAR NO. 10

SAN FRANCISCO POLICE DEPT.
SPECIAL OPERATIONS
~~TRAFFIC DIVISION~~
TRAFFIC ADM

1815 EGBERT AVE
SAN FRANCISCO, CA 94124
(415) 553-1497

This Policeman is also my witness

(1)

I'm forced to beg everyday for entry and wait until they decide to let one in.
I'm in training

HMR

Hi Baby -
Well, Henri takes a long time to train -- at least this note is timely. I don't know what he's working on, do you? He must have left this btwn 4:30 - 8 am.

Anyway, I love you! You make me break out into the biggest grin! Boy, how I wish I could squeeze you right now!!

(1) XX

-A.

I tried every thing to please the tenants but they were out to hurt me and my wife. I have notes after notes from them telling me that I'll be locked out.

They changed the top lock after we refused to lowere a rent which is already 1/2 to 2/3 the going rate on the Hill.

They started to lock me out and call the inspector for non compliance.

Then they sue us for a 1/4 of a million $. I ask the inspector to help me. I ask him to come and verify the fact that the door ~~was~~ locked with the top lock of wich I dont have a key. after many demandes we made four affrontements. Twice Peter the tenant cancelled, twice the inspector's car couldnot make it. One it broke down once he was in a crash. On Friday 8/3/90 I visited the inspector Mr Wong to tell him that week after week I am kept out. He told me then that if I dont want to be hurt badly I better have witnesses to prove these facts. I had already a Policeman on the following monday the door was again locked and a note stuffed inside I couldn't read all of it. So I ask the man for a note intended to me. He told me that it was in the garbage can. I wanted the note for the inspector So I look for it I didnt find it because he was playing with me! But I found note # 1. to #4 Self evident of their game plan.

I have many many notes in wich they tell me to stay out and they accuse me of every thing. Please give me a face to face interview and I'll expose a game for money scan by the Tenants of San Francisco.

Sincerly and respectfully Mario Rose

Since January you have used all sort of tricks to keep me from doing my work.

You compelled me to ask every day for entry and wait and wait for your response

Sometimes as I have reported to the inspector, the door was locked days after days while I had your written permission to enter. The police and the neighbors will also testify to the veracity of my statement

Wednesday 8/22/90 at 1.30 PM I told you of my intention to continue the work on the sink on the 27th of august a monday. When by sunday early morning I had not recieved your confirmation note (you call it finilizing note « without which you will be denied access » I quote you.) I asked you again in writting with more than 24 hours notice.

~~It took you 14 days to thank me for my timely note.~~ Your note ~~after 14 days~~ arrived to late for tuesday, wednesday I had to go for advice down town. In the past you kept me out for weeks at a time and then you called the Inspector for non compliance

I hereby request that you treat me as any other worker. If monday & thursday included for your purpose I request entry until the job is done. I would like to work from 9 to 5 PM. If any presence becomes inconvenient for you a 24 hours notice from you is required. I went to the board of review and this is the advice I recieved. Please let me know by note wich is your decision.

Thank you

Henri

(2)

Heya Sweet Opu -

Do I let Henri in today or Thurs?

I love you. And I love you, and I like you and I want to hug and mollist you and yak with you and just plain be with you!

Have a nice day

☺

Isn't that sicker?

A.

They know I can't come Thursday
They kill M T.
Wed. then Fri
Thursday
HMR

Morning hot stuff!!. (3)

Yeah, let the little turd in!
Don't forget Hobbes to the back room.
LUV ya!
LUV ya!
LUV ya!

Wish I was snugglin' with you right now.

Have a fun day my love.

P.J.

xxx →∞

I have been called every name under the sky

HMR

It's just never as good when I'm not with you!!

Love you bunches

P.J.

(4)

P.S. Don't forget shit-for-brains is due in today

PPS I borrowed your Alameda Thomas Guide

P.P.S. Wanna mail these two bills off.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
Bassin, Scott I & Downs Karla
30 Head St.
an Francisco, CA 94132

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 432-434 Hugo St.
BLOCK 1745 LOT 010
APPEAL NO. 3152 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on eptember 28, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990. wl

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ent Appeals Board (AAB)
9 Market St., Suite 250
Francisco, CA 94102
Tel. No. 554-8742
LING FEE: $ 43.00

FTB APPEAL FEE $ 43.00
RECEIPT # 65654
9/28/90 Date
Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

SCOTT BASSIN
Appellant

Appeal Number 3152

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 432-434 HUGO San Francisco. They contain 2 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

A PERMIT FOR CORRECTION HAS BEEN ISSUED AND AN APPEAL IS PENDING and hearing is set for November 17, 1990. Please hold this matter in abeyance until the decision of the appeals board on the permit is final.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Hold abatement proceeding in abeyance until a hearing has been completed on the permit appeal and an opportunity to correct any determined violations has been given.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
3616 Lawton St. San Francisco, Ca. 94122

Telephone Number: 753-5245

Dated: 9/14, 1990.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

John Sucich & William E Villa

806 Fell Street

San Francisco, CA 94117

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 612-614 Fillmore St.

BLOCK 821 LOT 020

APPEAL NO. 3153 S-NC-DEQ DI

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 28, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990. mh

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
30 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 43.00

FTB APPEAL FEE $ 43.00
RECEIPT # 65655
9/28/90 — Date
mlo — Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

John Sucich
Appellant

Appeal Number 3153

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 612-614 Fillmore St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Request an extension of time for humanitarian reason to abate the violation.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Up to one year extension of time.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
806 Fell St., San Francisco, CA 94117

Telephone Number: 861-1749

Dated: September 28, 1990.

Signature of Appellant John P. Sucich

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Larry D. Coate
650 Fifth Street, #308
San Francisco, CA 94107

Date: November 7, 1990

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3183-3185 Army St.
BLOCK 5503 LOT 039
APPEAL NO. 3154 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on September 28, 1990, will be heard by the Board at 1:30 p.m. on *November 28, 1990 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(37)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
0 Market St., Suite 2.0
a Francisco, CA 94102
Tel. No. 554-8742
ILING FEE: $ 43.00

FTB APPEAL FEE $ 43.50
RECEIPT # 65657
9/28/90 Date
Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Larry D. Coate
Appellant

Appeal Number 3154

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3183-3185 Army St. San Francisco. They contain 2* dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
(a) Notice of Noncompliance dated September 19, 1990 and attendant notification of Franchise Tax Board re Substandard Rental Housing Property due to code violations in connection with prior illegal third unit. (b) Certain items on the Notice of Violation dated 1/23/87 set forth under (3) below. (c) Certain items noted by the Building Inspector handling the application filed on 8/16/90 for a permit to make corrections required under Notice of Violation dated 1/23/87.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
(a) Relief in the form of a postponement of the deadline for compliance and postponent of any notification to the Franchise Tax Board until a reasonable period of time (30 days is suggested) after the permit process has run its course and a permit to correct the cited violatio is issued.
The reason the requested relief is appropriate is that application for a permit to correct the cited violations was applied for on Augus 16, 1990 (continuedton attached sheet) Notice of Non-compliance
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is: (Please use office address 650 Fifth Street #308, San Francisco, CA 94107

Telephone Number: 415-543-2201

Dated: September 28, 1990.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

* Space on the first floor belonging to one of the two units was being occupied as a separate third unit. That occupancy has been discontinued since April of 1987.

(38)

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BUREAU OF BUILDING INSPECTION
SEP 28 1990
CODE ENFORCEMENT DIV.

(prior to the issuance of the Notice of Non-compliance on August 27, 1990) and is currently pending before the Department of Public Works and the Bureau of Building Inspection. Issuance of the permit was may have been delayed due to the absence of a building inspector on military leave.

(b) Relief in the form of dismissal of the following items on the Notice of Violation that are indicated as not being applicable if the building is reverted back to two units. This relief is appropriate because the kitchen and bathroom facilities have been removed from the area formerly used as a third dwelling unit and only the two legal units have been occupied since April of 1987:

Item 25 - Fire sprinkler system - 807 HC
Item 42 - Heat/Hot Water Notice for 3rd unit - 707.A/503 IC HC
Item 43 - Water closet separation for kitchen in 3rd unit - 503.1D HC
Item 52 - Fire-proofing/sprinklers - 701 HC
Item 56 - Additional parking - 136 PC
Item 60 - Legalization of 3rd unit - 105 HC
Item 99 - Smoke detector for 3rd unit

(c) Dismissal of the following items on the Notice of Violation since they were not required when the building was constructed in 1980:

Item 27 - Provide fire escape for second means of egress for 2 condo units

(d) Relief from any requirement that the existing sliding-glass doors be removed. This is appropriate because they do not affect the structural integrity of the building since they are in the same original frame-out as the prior windows, differing only in the position of the bottom sill within the frame-out.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Scott A Brown & Lisa M. Byrne
1921 Grant Avenue
San Francisco, CA 94133

Date: November 6, 1990

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1919-1921 Grant Avenue
BLOCK 0054 LOT 003
APPEAL NO. 3155 S-NC-DEQ DE
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on October 1, 1990, will be heard by the Board at 1:30 p.m. on November 28, 1990 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant on November 7, 1990. ul

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(40)

PPEAL FILING
ile appeal with
t Appeals Board (AAB)
Market St., Suite 260
rancisco, CA 94102
el. No. 554-8742
NG FEE: $ 43.00

FTB APPEAL FEE $ 43.00
RECEIPT # 65659
10/1/90 — Date
mld — Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Scott A. Brown
Lisa M. Byrne
Appellant

Appeal Number 3155

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1919 and 1921 Grant Avenue San Francisco. They contain 2 dwelling units and Ø rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I am not exactly sure what our problem is and Mr. Orrell of the code enforcement division would not (or could not) clarify what noncompliance in our case so I am assuming that it is in regards to energy code problem that I thought I had resolved some time ago. Apparently when a building is purchased it must be up to certain energy codes. This was not done by when my wife and I bought our hom we notified as such and I had gone to an appeals board (?) and notified them that I was process of developing plans with an architect to modernized our 1908 building. I was tol I filed for a building permit (see attached copy) that connected these problems: that I could until I remodeled our home to meet the energy code. As you know it takes considerabl underpense to receive a building permit in San Francisco. Our remodeling project (cont

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board): I would like the city to continue to allow me to work towards getting final remodeling permits so I can bring our home up to the energy codes as part of our home remodeling project and therefore save considerable expense.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Scott Brown.

(5) The official address of the undersigned is:
1919 Grant Avenue

Telephone Number: 362-1274

Dated: September 27, 1990.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

ued: -
s been approved by the city planning department and we are in the
ess of getting our final permits.

PUBLIC WORKS DEPT.

5.10

3/90

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 335
November 28, 1990
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

Shirley C. Yawitz, Chairperson
William M. Abend
Kenneth Bohegian
Danny Flores
Omar J. Saleh

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

DOCUMENTS DEPT.
DEC 1
SAN FRANCISCO
PUBLIC LIBRARY

ABATEMENT APPEALS | INSPECTOR

#6404 580-590 Folsom St. — John Greene - CED
Don Davella
(Present)

DECISION: The appeal is granted with stipulation that the appellant should apply for a building permit to brace parapet and all work be completed with the final approval from the inspector within six (6) months (May 28, 1991).

#6405 140-148 Jones St. — D. Langer - CED
Chhotubhai B. Patel
c/o David G. Mendez
(Absent)

FINDING: The case is abated.

FRANCHISE TAX CONTINUANCES

#3139 705 - 2nd Avenue — D. Langer - CED
Allan Chiu
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with the final approval from the inspector within six (6) months (May 28, 1991). If not, the case will be referred to the Franchise Tax Board.

#3141 1955-59 Hayes Street — D. Langer - CED
Grandvel A. Jackson
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with the final approval from the inspector within ninety (90) days (February 28, 1991). If not, the case will be referred to the Franchise Tax Board.

FRANCHISE TAX HEARINGS

#3147 769-771 Tehama Street D. Langer - CED
Haylee Yee
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with the final approval from the inspector within thirty (30) days (December 28, 1990).

#3148 30-30A Woodland Ave. D. Langer - CED
Douglas Curtis
(Present)

DECISION: The appeal is granted with the following stipulation:

1. Appellant should contact City Planning.

2. Appellant is given six (6) months (May 28, 1991) to complete all work with provision that guardrails be installed within thirty (30) days. If not, the case will be referred to the Franchise Tax Board.

#3149 901-905 California St. D. Langer - CED
Marsten Associates
c/o John Tellinghuisen
Stouffer Hotel Co.
(Absent)

FINDING: The case has been abated.

#3150 2123-2125 Beach St. D. Langer - CED
Cuneo Family Trust B.
c/o James Palmer
(Present)

DEICISON: The appeal is granted with stipulation that all work be completed within six (6) months (May 28, 1991). If not, the case will be referred to the Franchise Tax Board.

#3151 262-266 Missouri St. D. Langer - CED
Henri Marie-Rose
(Present)

DECISION: The appeal is granted without condition.

#3152 432-434 Hugo Street D. Langer - CED
Scott Bassin
(Present)

DECISION: The appeal is granted with stipulation that all work be completed within ninety (90) days (February 28, 1991). If not, the case will be referred to the Franchise Tax Board.

#3153 612-614 Fillmore St. D. Langer - CED
John Sucich
(Present)

DECISION: The appeal is granted with stipulation that all work be completed with the final approval from the inspector within six (6) months (May 28, 1991). If not, the case will be referred to the Franchise Tax Board.

#3154 3183-3185 Army Street D. Langer - CED
Larry D. Coate
(Present)

DECISION: The appeal is granted with the following stipulation:

1. Appellant is given thirty (30) days to apply for a building permit.

2. Appellant is given thirty (30) days to comply with plan check requirements.

3. Appellant is given thirty (30) days to complete all the work after permit is approved with the final approval from the inspector. If not, the case will be referred to Franchise Tax Board.

#3155 1919-1921 Grant Ave. D. Langer - CED
Scott A. Brown
(Present)

DECISION: The appeal is granted with stipulation that all work be completed within six (6) months (May 28, 1991) with the final approval from the inspector. If not, the case will be referred to the Franchise Tax Board.

Donald Chan
Secretary

MI:Ml:TS

SAN FRANCISCO
ABATEMENT APPEALS BOARD AND
FRANCHISE TAX HEARINGS

December 1990

There apparently was no hearing in December 1990.